

# **Haverhill Zoning Board of Adjustment**

## **Minutes June 4, 2015**

The meeting was called to order by Chairman Dick Guy at 7 p.m. Attendance was taken and only two members were present to answer the roll call – Dick G. and James Graham. Denise Russell and Rick Ladd were not present. Clerk Ed Ballam was present.

In the audience was selectboard member Robert Roudebush, and Russell and Michele Haney.

The board asked Robert R. if he was available and could fill in as an ex officio member from the planning board. Robert R. said he would be willing to sit in on the meeting and act in an official capacity as a member of the selectboard. James Graham made a motion to have Robert R. sit in for the hearing. Dick G. seconded the motion. A vote was taken with no negative votes.

Dick G. said the agenda was very simple. Robert R. made a motion to accept the agenda as presented. James G. seconded the motion and the motion passed unanimously.

James G. made a motion to accept as complete the application of CRREB LLC, DBA Superior Spray Foam, and 42 Business Park Road, North Haverhill, NH. Tax map 414, Lot 68, for an exemption from the aquifer protection ordinance. The motion was seconded by Robert R. The vote was unanimous.

Dick G. then opened a public hearing on the request at 7:05. Dick G. asked the applicants if the expansion was to do exactly what they had been doing previously. Russell H. said that was exactly correct and the request was to build a 40-foot by 50-foot extension on the existing building. He said the new expanded area would be used primarily for the housing of equipment and some cellulose insulation material.

Robert R. confirmed that the expansion was going to be on the north end of the existing building. Russell H. said that was correct.

Dick G. said the ZBA's role in the application is strictly limited to ground water protection and added that all questions and comments should focus on that.

Dick G. asked if there were any floor drains. Russell H. said there were no floor drains in the proposed expansion. He said there will be pipes in the floor for a radiant heat system in the slab. He also said there will be no running water, toilets or sinks in the expansion area.

James G. asked about the surface of the parking lot. Russell H. said it was gravel and Stay Mat.

Dick G. asked about how spills would be contained if anything happened. Dick G. said if it was small enough, it would likely be just cleaned up. Robert R. said it doesn't appear there will be any large barrel of anything kept in the new space.

Russell H. said the new space would be used mainly for the storage of rental equipment, a new venture for the business. He said the equipment is mostly boom and scissor lifts.

Ed B. suggested the board ask about hydraulic fluid storage for the serving of the lifts. Russell H. said when oil is changed in the equipment, the used oil is stored in 55-gallon containers that is hauled off for use in an off-site waste oil furnace. Russell H. said they don't store large quantities of oil or fluids on site.

Robert R. asked about the floor surface of the new expansion. Russell H. confirmed it was going to be concrete. He also said below the concrete, there will be a layer of spray foam insulation as a vapor barrier. He said the foam would also act as a barrier for spills if anything happened.

Dick G. said there were not many questions that had to be asked because the application is straight forward.

Russell H. said if he's approved and everything goes as planned, he hoped to have the concrete in place within the next few weeks and the building would be arriving soon after.

There being no other questions, Dick G. closed the public hearing at 7:13. He asked that the ZBA voting sheets be distributed. The file number is 002 for 2015.

Dick G. mentioned that he's friends with the Haney's, but didn't believe he had any conflict. Ed B. said he thought Dick G. was not in any conflict, but it was up to the board. The two other members had no objection. Dick G. said he thought it was OK as well.

The signed voting sheets were turned in to Ed B., who reported all five questions on the three ballots were marked affirmatively and the request for the exemption to the aquifer protection passed with a unanimous vote.

Ed B. said he had a letter of approval completed for Chairman Dick G's signature. It was prepared in anticipation of an affirmative vote, but was not official until it was signed. After it was signed, the notification letter was given to the Haney's so they could get their building permit for the expansion.

In other business, James G. made a motion to approve the minutes from the March 12 meeting. Dick G. seconded the motion. Robert R. was not present at the meeting. Dick G. said two of the three attending this meeting are in favor of the minutes, so therefore they are approved.

In new business, Dick G. mentioned the need for and the importance of a checklist for the ZBA, for applications and other items.

James G. said the board could use at least two additional new members and said the board should mention it to the administration and the selectboard. Robert R. asked if the ZBA needs more members. Dick G. and James G. both said yes.

Robert R. said the selectboard has talked about the need to spread the word and seek volunteers for various committees and boards. He said there are diminishing pools of volunteers. Robert R. said he wondered if it might be a good idea to go on the local radio station to get people to help out on the boards.

Dick G. said of all the board's the ZBA is the least demanding. He said the board only meets two or three times a year if that. James G. said the work is mostly common sense and it's not difficult. He said the Wal-Mart application was perhaps the most difficult application to consider. He added, however, the board had a lot of support from the room full of professionals who helped make it easier to understand. James G. said even Cumberland Farms was easy to follow and understand as it was well designed and made the ZBA's task easy.

James G. said he believed the ZBA would soon see an application from White Mountain Biodiesel as an expansion was in the works.

Dick G. said that one might not be as simple and as straightforward as the Superior Spray Foam application. He said he would have to pull out the file, but he thought the biodiesel company had said it was not going to store any products outside.

Robert R. said the company has recently bought a couple of large stainless steel tanks and the intent is to store the contents of the many smaller tanks and totes in the stainless steel tanks.

James G. said he would have to recuse himself when the application comes in because of a conflict. Ed B. said he thinks there will be an application soon because he hear discussion about it in the selectboard's office and from Town Manager Glenn English.

Robert R. said, getting back to the announcement on the radio, he wanted to know how many people are serving on the ZBA currently and how many are needed. Dick G. said he and Denise Russell were full members. James G. said he was an alternate and all agreed that he has been serving regularly and attending all the meetings, being an alternate in name only. There is also an ex officio member from the selectboard who is Rick Ladd.

Robert R. said that means the board could really use three more full members. James G. said the only reason he went on as an alternate is because he continually ran into conflicts and had to recuse himself from discussion and deliberation. James G. said the board has been lucky recently because Cumberland Farms and Ocean State Job Lots are bigger corporations from out of state and he had no conflict with those companies. James G. said he thought he should continue as an alternate in case more conflict arise in the future.

Dick G. said if the board receives an application from White Mountain Biodiesel, great care would be needed to make sure there are enough members to consider the application.

Ed B. said perhaps a letter, or notification to the selectboard might in order. The board members agreed.

With no additional business to attend too, Robert R. made a motion to adjourn the meeting which was seconded by James G. The vote was unanimous and the meeting ended at 7:25.

Respectfully submitted,

Ed Ballam  
HZBA Clerk

