

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
March 11, 2020

MEMBERS PRESENT: Shanna B. Saunders, Tim Metivier, Mike Bobinsky, Scott McGlynn,
George D. Kramlinger and Timothy McLin

MEMBERS ABSENT: Paul Robidas

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:33 am.

- 1) **Approval of the minutes:**
No minutes to approve.

2) **OLD BUSINESS**

- A) Any old business that may come before the Committee.

Bobinsky inquired if there would be a Minor Site Plan Meeting. Saunders stated no and explained the noticing process for the MSP.

3) **NEW BUSINESS**

- A) **Palmer Gas & Oil, is seeking site plan and conditional use approval for LPG Bulk Storage Tanks with associated infrastructure on a property located on Gator Rock Road, in the Commercial Industrial (C/I) District, Assessor's Map 47 Lots 1-I &1-J, SITE#02-2020 & CUP#02-2020**

Applicant Statement: **Bob Stowell** of Tritech Engineering, **Bill Ermer** of Palmer Gas & Oil and **Jody Ameden** of Crown Energy Solutions were in attendance to represent the application.

Stowell stated the project location is on two lots on Gator Rock Road. He stated they will be requesting a voluntary merger along with this project application. He stated the wetland mapping has been updated by Gove Environmental. He stated they also examined the site specific soils.

Stowell reviewed the plan set provided. He stated the project is to have four, 30,000 gallon, above ground, LPG storage tanks. He stated there will be two delivery trucks initially and expect to expand to four trucks in the future. He stated there is parking space for the four delivery trucks and space for the employees to park, as well.

Stowell stated a late add to the plans was the pump control building. He stated they will need to add more detail to the appearance of the building to meet the regulations.

Saunders asked if the building will be maned. Stowell stated no, it is just for the drivers to check in and get their schedule.

Saunders asked if there are proposed restrooms on site. Stowell stated no, at their other locations they have porta-potties on site.

Stowell stated the site will be enclosed with a chain link fence and have an electronic gate at the driveway entrance off Gator Rock Rd. He explained the landscape plan and that there is limited landscaping that can be done in the interior of the site. He stated they have a buffer

around the lot and do not plan to take down many trees on site. He stated there is a lot of low growing undergrowth.

Stowell stated the site has fairly good soils. He stated the area that surrounds the tanks will be crushed stone and will provide infiltration. He stated in the drainage report there are details on the test pits and perc information. He stated they are proposing to use an open drainage system that routes to the south west corner of the lot. He stated they propose a sediment forbay and a bio retention area. He stated the new drainage will help manage the runoff that comes from the original development to this lot.

McLin stated he had no comments.

McGlynn said that with no running water proposed he has no comments.

Saunders asked if there were any issues McGlynn could think of if the applicant was required to have a bathroom. McGlynn stated no, he believes both lots are stubbed. He stated if the lots are merged, per the regulations, one of the stubs would need to be removed. He stated there can only be one service to the lot.

Bobinsky stated in the event the applicant installs a bathroom, a new water/sewer connection permit would need to be applied for. He stated the standard fees would be associated with that permit.

Bobinsky stated Gator Rock is a public road but the pump station located there is private. He asked if the pump station was in use. Stowell stated no, not that they are aware of.

Saunders asked for more information on the single family home located in that area. Stowell stated it was an office building that was moved to the back area of Gator Rock and is not currently active or hooked up.

Bobinsky stated he could not find the corresponding legend for the landscape plan. Stowell pointed out the planting schedule.

Stowell explained the open drainage system is ideal for the snow storage area. Bobinsky requested the snow storage area be better highlighted in the future. He stated he did not get to see the drainage report prior to the meeting. Stowell stated he brought the extra copy for Public Works today.

Saunders and Bobinsky agreed, third party review would be required for this application.

Bobinsky asked for more information on the waivers and conditional use permit being requested. Stowell stated they are seeking a waiver from the pavement setback to allow for traffic maneuvering areas. He stated the second waiver request is to be 12.5' from the property line for the drainage. He stated they can still install the drainage without the waiver but it would make it more difficult.

Stowell stated the CUP is to do work within the woodland buffer.

There was a brief discussion on where the work within the buffer is shown on the plans.

Bobinsky clarified there was no impact to the wetlands. Stowell stated no impact to the wetlands or vegetated buffer. He stated the impact would be to the woodland buffer.

Bobinsky inquired about the vehicular turning movement plans. Stowell stated they have an auto turn program that is part of CAD and was used to clarify the turns would work.

Stowell stated the fence will be chain link and in the front of the property there will be vinyl slats. The fence will surround the entire property.

Metivier stated the pump building will fall under the building code Group U and is exempt from the requirement of being ADA compliant.

Metivier stated there is a swinging gate listed on the plan. Stowell clarified that it is a rolling gate but for graphic purposes on the plan it shows as swinging.

Saunders asked if the gate is manual or electronic. Stowell stated it is electronic powered.

Metivier stated the lighting construction notes 4, 5 and 24 all appear to be the same. Stowell stated there are subtle differences to the product themselves on how they disperse the light.

Metivier clarified if the bobtail parking was for propane trucks or for empty tractor trailers. Stowell stated in this case a bobtail is the local propane delivery truck.

Metivier asked about the security for the site. Ameden explained the security and operations for the tanks. She stated to initiate service from the tanks, the nitrogen needs to be activated from the control shed. She stated there is a chain link fence around the pumps inside the property fencing. She explained the code requires chain link fencing and locking valves or as an alternate, for the pumps to be maned 24hrs daily.

Ameden stated there is a pipe from the shed for the nitrogen that is not shown on the plans. Saunders requested all underground piping and infrastructure needs to be shown on the plans.

Metivier inquired about the size of the nitrogen tank and the free space remaining in the shed. Stowell stated the shed is 16' x 24'. Ameden stated the tank is relatively small.

Metivier stated because there is no public coming to the site, other than staff persons, the 2015 Code does not require public bathrooms. He stated an emergency restroom for the staff is required, but it can be a porta-potty. He stated if that is put on site the disposal trucks will need access to the site. He asked for more information on how that is treated at their other locations.

Ermer stated in Raymond they have 15 LPG storage tanks. He stated that the septic company responsible for dumping the porta-potty has a code to get into the gate. He stated the site will have cameras for monitoring. He stated they are not monitored by an alarm company but rather directly by him.

Saunders asked if this project requires any DES approvals. Stowell stated no.

Saunders asked for more information on the rock piles noted on page SP3. Stowell stated it is existing riprap. He stated the flow from that riprap has been routed to the new proposed forbay and bio retention area.

Saunders stated granite curbing is required by the regulations but is not shown on this plan. She stated if they are proposing to not have any they would need to request a waiver.

Stowell stated they are not proposing to use any curbing on site. He stated the existing drainage on Gator Rock is sheet drainage.

Saunders stated curbing is addressed in the parking portion of the regulations and there is also no shade trees being proposed. Stowell stated they have very few parking spaces being proposed. He stated because it is so few it does not constitute a parking lot. He stated there are evergreens near the shed and on the other side of the lot it is forested. He stated they are not proposing to cut down trees just to plant more trees.

Saunders noted the existing tree line and that there is additionally a proposed tree line on the plans. Stowell stated that is the low lying vegetation from when the lot was cleared after the subdivision that is being left to grow up.

Saunders stated she did not see a traffic study submitted. Stowell stated the threshold for requiring a traffic study is based off of the building size. He stated they do not meet the threshold. Saunders stated they would still want to see a traffic memo to know what to expect. Stowell stated they spoke with DOT and they expressed no issues. He stated there will be very limited traffic and it would be comparable to a single family home.

Metivier asked if there was a traffic study submitted with the subdivision. Saunders stated yes and it likely addressed the site with a full build out. She stated that was years ago and the traffic numbers have changed in the area.

Saunders inquired about security monitoring at night. Ermer stated they do not monitor the camera's 24/7. He stated the gates are government approved and 8' in height.

Saunders asked if the product spills if it would just be air born. Ameden stated the propane would vaporize if it spilled. Saunders asked if the tanks are monitored for leaks. Ameden stated there are gages on that tanks that display the pressure. Saunders asked how often they are monitored. Ameden stated the drivers check every time they fill up. She stated the tanks are expected to last up to 60 years.

Kramlinger asked the following questions with regard to the tank, tank support structure, piping, and safety systems:

- Is there an earth quake rating?
- Is there a wind rating?
- Is there a hurricane rating?
- Is there a snow depth rating?
- Is there an environmental temperature rating range or point where the system is compromised?

Ameden stated at 212 degrees the system would melt and shut down. She stated when the system reaches the high or low temps it will automatically shut the system down and lock it in a safe way.

Kramlinger asked what the pad that tanks are on is made of. Stowell stated the tanks are on concrete piers and the rest of the pad is stone based. Kramlinger asked how they prevent any growth through the stones. Stowell explained the layers of stone and fabric.

Saunders noted the plans are only showing one layer of filter fabric and the second layer should be also noted.

Kramlinger clarified that his concern lies with dry vegetation under the tanks and the potential for it to catch on fire. Ermers stated the drivers in the fall pull all of the dead vegetation.

Kramlinger stated he did not see any designs made to the specifications of NFPA 30. Ameden stated the site was designed to the specifications of NFPA 58.

Kramlinger stated he wanted to ensure there were no overhead powerlines near the tanks. Stowell stated no, there is not.

Kramlinger asked if there were any barriers to prevent someone from crashing through the fence. Ameden stated there are crash barriers that surround the tanks that are DOT rated.

Kramlinger stated he felt the additional screening they have proposed at the front of the site on the fence, should be removed. He stated it would hinder them from being able to see on the site if they did drive by it.

Kramlinger asked how high the tanks were off the ground. Stowell stated they are 4' from the ground to the bottom of the tank.

There was a brief discussion of site lighting at night. Saunders noted motion sensor controlled lighting would be good for this site.

McLin stated they are always opposed to darkness.

Kramlinger stated the Fire Department staff has basic propane tank training. He inquired what opportunities were available to enhance their knowledge and training. Ameden explained the yearly training sessions that are available to Fire Departments. She stated they could do site specific training with the department as well. She stated she could have their Director of Safety contact Kramlinger about setting that up. Kramlinger stated if the project is approved he would like to do the training annually.

Kramlinger stated he is concerned with the setup of the tanks. He stated four tanks in a row create an issue when fighting a fire because it would be difficult to access the interior tanks.

Kramlinger asked if the bobtails would be left on site filled up overnight. Ermer stated that would likely be the case.

Kramlinger asked if they expect to expand the number of movements from this site. Ermer stated he thinks they would but not until 5 years out. Ermer stated they expect to receive transport loads maybe once a week but could increase to twice a week in the winter.

Kramlinger asked if it was the industry standard to not have leak detection alarms. Ermer stated all of the tanks have safeties on them and if there is a leak in the piping, the system will shut down. Ameden stated when the drivers are not filling at the tanks, the tanks are locked.

Saunders requested the location of the porta-potty be depicted on the plan. She stated it should also be placed on an impervious pad.

Metivier noted that there are valve call outs that need to be clarified on the plans. Ameden stated they are pressure relief valves.

There was a brief discussion about the pressure required and loading the trucks. Ameden explained how the pump process works and relief valves.

Bobinsky stated recommended third party review of the drainage, maintenance talks about annual stormwater maintenance reports those should go to DDS.

Saunders stated they will require SRTC 2, looking for revised plans to be submitted prior to that. Saunders reviewed the meeting schedule.

Saunders stated she will send the plan set for a cost estimate for third party review explained the escrow process.

Any other new business that may come before the Committee.

Saunders informed the committee that they received information from the gas station at 489 High St. She stated they are replacing the piping but not tanks. She stated the City was cc'd on the DES permit and Fire Department will receive a copy of the notice of decision.

MOTION: Metivier MOTION to ADJOURN at 11:57 am.

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES by a 6-0 vote.

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee