



**Planning Board**  
**Academy Building**  
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**Approved: 07/14/2011**

Desiree Tumas, Administrator  
Mark Fougere, Certif. Planner  
Nancy Girard, Chair  
John Funk, Vice-chair  
Rachel Hatch, Select-Rep  
Dan Hudson, Member  
Marty Martindale, Member  
Dave Russell, Member  
John Weston, Member  
Jacqueline Heath, Alternate

**Planning Board**  
**Minutes of the Meeting**  
**June 9, 2011**

**Attending Members:** John Funk, Vice-chair; Jackie Heath, Seated in the absence of N. Girard; Dan Hudson, Member; Marty Martindale, Member; David Russell, Member; John Weston, Member; Mark Fougere, Town Planner; Desiree Tumas, Administrator.

**Public Attendance:** **(as signed in)** James R. Barnes, Ralph Lavin, Douglas Isleib, Phillip Eisenmann, Israel Willard, Candace Willard, R. Benson, Marshall Bishop, Sunny Bishop, Jeanne H. Gallant.

**Open Meeting**

*Call to Order at 7:12 pm*  
*Introduction of Board Members*  
*Explanation of Meeting Procedures*

J. Funk, Vice-chair called the meeting to order and explained the full board was not seated, however a quorum of 5 Members had been established.

**Public Hearing (Continued from May 12, 2011)**

**PB Case #0411 – Property Owners, Ralph Lavin, Jr. & Bethany Lavin (Tax Map 414, Lot 5)** – have applied for a Site Plan Review in which they seek approval to operate a firewood processing operation at their residence in the Rural Zoning District. Said property is located at 753 NH Route 140, Gilmanton Iron Works in Gilmanton.

J. Funk recognized R. Lavin who came forward and explained he has had the wetlands delineated on the plan as requested by both the Planning Board and Conservation Commission. The drainage plans directs the runoff to the westerly side of the barn and down into the back portion of the lot some 190' from the abutting property line and approximately 200' from the neighbors dwelling on the East side of the property.

R. Lavin went on to explain he had talked with Fire Chief Hempel and they concluded that 17' was sufficient to allow emergency vehicles access to the barn where the operation will be conducted, provided that there is an unobstructed access on the Easterly side of the salon. The correct distance should be noted on the plan.

The engine will be enclosed to mitigate the noise produced with equipment located under the lean-to. A recessed area has been created under the lean-to to accommodate the conveyor.

J. Funk questioned the location of the septic with regard to the heavy traffic that will pass over the subsurface septic system. R. Lavin explained he understands the potential risk to the subsurface septic system and has an approved design should the existing system fail.

Addressing the sawdust concerns of the Abutters, containment boxes will be under the conveyor where the logs are cut to size as well as where the logs are split to catch debris. The containment boxes will be covered to minimize disbursement.

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M. Martindale requested the loading and offloading areas as well as the elevations be added to the final plan. R. Lavin stated the areas were already depicted on the plan. M. Martindale explains it needs to be clearly outlined where the trucks would be to offload and turn around.

J. Funk called for further Board discussion, hearing none; read into the record, correspondence dated, May 20, 2011, and June 2, 2011, from Abutters Cheryl and David Sanborn.

R. Lavin explained the relationship between the neighbors has always been a good one and that they have even vacationed together. R. Lavin reiterated the drainage plan to direct runoff to the Westerly side of the building; the sawdust and debris produced will be contained under the lean-to and disposed of properly.

Revisiting the runoff issues, D. Hudson suggested an additional ditch near the pad area to direct the runoff to the Northeast.

R. Lavin went on to explain concerns regarding hydraulic fluid will be addressed by hard piping the hoses and clean pads will be readily available. With regard to the noise produced, the engine will be enclosed as will the lean-to minimizing the amount of noise produced. Referencing noise issues, R. Lavin noted the Abutter's dwelling is closer to traffic noise of NH 140 than to the proposed operation.

Addressing the concern of termites, R. Lavin stated that a sawmill is a permitted use in the rural zone and noted that the Abutters store deadfall branches between trees on their property and would be more likely to produce termites than the processing of firewood. Making clear the proposed operation is not a logging operation, but a firewood processing operation.

Board Members stated there has already been a lot of prep work that has been done on the site and consideration should be given to the ZBA approval that is still pending.

R. Lavin explained the site work being done to the retaining wall between dwelling and salon is unrelated to the proposed operation. Work around the proposed operation site has just been to accommodate the equipment. Regardless of the approvals sought, if approvals were not received the equipment would need to be photographed and listed for sale.

I. Willard questioned the containment issues and if the sawdust/ debris containment would be similar to the transfer station containment under the conveyors. R. Lavin confirmed the containment design.

J. Funk explained the Board was taking into account the concerns of the Abutter as outlined in their letters. Addressing the concerns regarding multiple businesses on one lot; there are no regulations or ordinances that limit the number of businesses that are permitted.

J. Funk called for further discussion from the public, hearing none; redirected final discussion to the Board, hearing none; entertained a motion to close the public hearing.

***M. Martindale moved to close the public hearing, D. Hudson seconded the motion as stated; the motion carried with a 5-0 favorable vote.***

**Public Hearing**

**PB Case # 0711 - Town of Gilmanton, Owner and GYO, Applicant** - Applied for a Site Plan approval to create an additional 250' x 150' soccer field for use by the middle school aged students on the property shown as Tax Map 413/Lot 60, in the Rural Zone. Said property is located at 182 Allens Mill Road, Gilmanton.

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J. Funk recognized Phil Eisenmann of the GYO who came forward and explained the GYO wanted to create a new soccer field for the middle school aged children. The existing soccer field is a small scale and designed for the younger children.

The proposed soccer field is a larger scale to accommodate the older children. There is no change to the existing ball fields as developed.

The site work and the plan are being provided are on a volunteer basis and at no cost to the town. The current plan is to update and amend the original site plan.

J. Funk called for further discussion from the Board, hearing none; opened the public discussion, hearing none; redirected to final Board discussion, hearing none; entertained a motion to close the public hearing.

***M. Martindale moved to close the public hearing, D. Hudson seconded the motion as stated; the motion carried with a 5-0 favorable vote.***

**PB Case 0811 (Original PB #1407) Ryan Benson/BMMC Contractor Yard/Robert & Dianna Vayda, Property Owner-** Contractor Yard- Tax Map 416/Lot 20/NH Rte 140 @ Halls Hill Road- Revocation of Recorded Approval in accordance with Administrative and Enforcement Procedures; NH RSA Section 676:4.

D. Tumas explained the revocation hearing was noticed after several attempts to gain compliance with the original Conditions of Approval, as well as removal of the illegally dumped construction debris through emails, certified mail and direct discussions during a site walk with the Code Enforcement Officer without compliance.

R. Benson had requested a meeting with the Planning Board at the May 12, 2011, regular meeting; discussions were scheduled and R. Benson then failed to attend the meeting.

The following violations were noted during the April 4, 2011, and May 2, 2011, site walk with Code Enforcement:

The storage of boats on the property approved as a "Contractor Yard".

- According to the Site Plan Review Regulations, the definition of a "Contractor Yard" is the outside storage of owner owned supplies and equipment used in off-site business." Review of the minutes and the application file concluded that at no time did Mr. Benson apply for or receive approval for boat storage.
  - The approved plan depicts (1) 12' x 20' storage trailer for tools. There are two storage containers on the site.
  - It was noted that there is a "garden type" shed on the property. Both the additional storage trailer and "garden type" are a violation of the approval and the "garden type" shed was erected without a building permit. It is unknown if the illegal storage trailer and shed meet the setbacks.
  - The dumpster is not located on a concrete pad or screened as outlined in the Approval Letter.
  - There are creosote-covered poles visible in the area behind the green storage trailers as well as in the back of the lot. Further evaluation will be needed once the snow melts.
  - Debris piles were noted in various locations on the site, as construction scraps were visible sticking out of the snow as were additional creosote-covered poles.
2. NH DOT Permit #171-343, dated 08-24-2007
- The permit requires that a paved apron shall be constructed from the edge of the highway pavement 10-feet onto the site.

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- According to “The Policy for the Permitting of Driveways and Other Accesses to the State Highway System”, Section 17 (a) states, “In the case where construction or modification to a permitted driveway has not begun within 1-year from the date of issue, the permit shall expire and the applicant shall apply for a permit renewal prior to any construction”.
- This being the case, access is gained via an unapproved/unpermitted driveway. Damage to the edge of NH Route 140 is inevitable with the weight of the trucks entering and exiting the site.
3. Violation of the ZBA Decision recorded, October 30, 2007
    - “Special Exception is approved with the following conditions: Subject to site plan approval by the Planning Board. Also conditioned, was that the driveway is installed per the directive of the state approved driveway permit on file.”
    - Any structured or storage facilities will meet the required setbacks as prescribed in Article IV Table 1.  
(Measurements need to be taken once the snow has melted.)
  4. The Porta-Potty must be removed immediately, as it is a violation of the Zoning Ordinance Article III General Provisions Applicable to All Districts, Section A. Sanitary Protection.
  5. Illegal dumping of construction debris has been ongoing on the site. Photos were taken on April 22, 2011, and May 2, 2011. The affected area measures 33’ across and 66’ out towards the wetlands.
  6. It is believed that creosote covered poles that were dumped behind the green storage container on the right as you enter the site has caused severe damage to several trees.
  7. DES notified the Vayda’s of the wetlands bureau complaint file #2011-00933.
    - *The Vayda’s have responded to the DES complaint.*
    - *Copy of the Lease Agreement between the Vayda’s & Ryan Benson. There is a “Damage and Destruction” clause in the lease agreement.*
  8. NH RSA 163-B – Litter Control Law: addresses illegal dumping of materials and is an option to be entertained by the Board.

The Board conducted a site walk prior to the evenings meeting and concluded that most of the violations had been remedied. A subsequent site visit with the code enforcement officer will be needed to confirm that all setbacks are met.

The additional stockpiles of construction debris still have to be removed and application will have to be submitted to amend an approved site plan for the additional storage container being used to store equipment and tools as well as for the storage of boats.

Approval from the Health Officer will be needed to allow the Porta-potty to remain on the site when not in use at an ongoing jobsite.

DES confirmed that the illegal dumping was close, but had not encroached on the jurisdictional wetlands. It was however clear that the dumping had encroached on the local 50’ wetland setback. It was clarified that the 50’ wetland setback applies to structures, not to the gravel area or other site features; however a 25’ setback for all improvements is noted on the approved plan.

Several Abutters stated support of ongoing operation at the site and one indicated that there seemed to be a “personal axe to grind” with regard to the violations sited.

J. Funk explained several violations were noted on the site and R. Benson failed to respond to attempts to gain compliance. The Planning Board has certain state and local regulations and ordinances that govern approvals and must be upheld. The Board stands by the recommendations of the Administrator and the Board must address violations as they are presented. D. Tumas added that she was not a resident of Gilmanton and has no personal stake in any business that comes before the Gilmanton Planning Board.

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J. Funk redirected discussions to the remaining violations and reiterated that application to amend an approved site plan would be necessary for the boat storage, additional storage container, and garden style shed. Application of which is required by the deadline date of June 15, 2011.

J. Funk called for further discussion from the Board, hearing none; called for further public discussion, hearing none; entertains a motion to close the public hearing.

***D. Russell moved to close the public hearing, M. Martindale seconded the motion as stated; the motion carried with a 5-0 favorable vote.***

**PB Case # 0911 Marshall & Sunny Bishop, Camelot Alpaca Farm & Gilmanton Winery** – Applied for a Site Plan approval to operate a winery and function hall to facilitate social events on the property shown as Tax Map 420/Lot 103, in the Rural Zone. Said property is located at 528 Meadow Pond Road, Gilmanton.

J. Funk recognized Marshall Bishop who came forward and explained Phase I & II have been completed and that the winery has been up and running and has the dining facilities. There have been less than 4-events a month but it is anticipated that additional dinner functions on Friday's and Saturday's as well as holiday's will be scheduled.

M. Bishop went on to explain that they would like to welcome tour buses to the site and that they would most likely be coming from Steel Hill Resort and would use Stockwell Hill Road. It is expected that the bus tours would run from July thru October each year. The additional bus traffic; no more that one bus at a time, is not expected to be a problem considering that school buses, delivery trucks and 18-wheelers do not have issue passing on the road.

M. Bishop explained that during previous discussions, it had been mentioned that they may also provide Bed and Breakfast style overnight lodging. Due to the amount of time consumed to maintain the winery and dining facilities and the requirement that the building be sprinklered the B and B plans are on hold until a future time.

Board Members explained that if and when the applicant was ready to move forward with B and B development it would require additional application to amend the site plan.

There is ample parking for automobiles and additional bus parking is in the process of being cleared as indicated on the plan. There is a small stream that a footbridge would have to be built over to allow visitors to remain on the property and not have to walk on Meadow Pond Road to reach the winery and dining facility.

All state and local permits have been received. A new septic design has been approved in the event the existing septic system was to fail. The added impact requires only an approved design that in the event of failure can be installed.

J. Funk called for further Board discussion, hearing none; opened the public discussion.

J. Gallant stated that she lived across the street from the site and considering the school bus traffic, that a couple extra busses a month would not be an issue.

C. Willard inquired about the tax filings with the NHDOR. M. Bishop explained he has all NH DOR filings in order and taxes are filed accordingly.

J. Funk called for further discussion, hearing none; redirected to final Board discussion, hearing none; entertained a motion to close the public hearing.

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*M. Martindale moved to close the public hearing, D. Hudson seconded the motion as stated; the motion carried with at 5-0 favorable vote.*

**Discussions**

**Brian Forst, Forst Transportation (Tax Map 424/Lot 10)** – update.

D. Tumas explained she had spoken with Mr. Forst and he explained the “Transporter Plate” was for the purposes of transporting vehicles from one location to another and there would be no storage of vehicles on site nor will there be any additional impact to the site as a result of the “Transporter Plate” approval.

Board Members agreed no further action was necessary and discussions were concluded.

**Al Mitchell Excavation (Tax Map 412, Lot 25)** – Status of Approval

D. Tumas explained she had spoken with Al Mitchell of AE Mitchell Excavation several times requesting compliance with the requirements of NH RSA 155-E by submitting the required plans from the 1999 amended site plan approval.

Following a meeting with Mary Pinkham-Langer, Gravel Appraiser it was determined that the 1999 amended plan and updated reclamation plan was not on file.

D. Tumas went on to explain Mr. Mitchell would redirect discussions to the current state of the excavation site and that there is minimal excavation ongoing. D. Tumas repeatedly explained to Mr. Mitchell, the Planning Board was not questioning the state of the operation but rather needed to receive the final plan as approved from 1999 along with an updated reclamation plan.

Board Members noted the expense of having the plans made. D. Tumas noted the fact that the requirements are set forth by NH RSA 155-E and not a local regulation that could be waived.

M. Fougere, Town Planner will again review file and the Board can revisit at the issue at a later time.

J. Funk called for further discussion, hearing none; discussions were concluded.

**Approval of Minutes**

**May 12, 2011 – Regular Meeting and Joint Hearing with the ZBA**

*J. Funk moved to approve the May 12, 2011, Minutes of the Meeting as amended, D. Russell seconded the motion as stated; the motion carried with a 5-0 favorable vote.*

**Administrative Business**

• **Budget Update – Informational**

Copy of the current Planning Board Budget was provided for informational purposes.

D. Tumas explained the Planning Board Office has been busy and additional hours are needed from time to time. It is not expected that the Board will go over budget for the administrator salary line of the Budget but that when discussions were on the table at the end of the year for the upcoming budget review consideration of additional hours will need to be discussed.

Board Members were not opposed to the additional hours and agreed to take up discussions during the year-end budget review.

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- **(104-1) Rainbo Fish and Game Club – Working to provide a plan accurately depicting the original camp lots as well as the additional existing and proposed for future development.**

D. Tumas explained that she had been working with Al Spaulding of the Rainbo Fish and Game Club to get the development surveyed and accurately depicted on a plan. The only documentation the town currently has is a hand-drawn plan of the original 1950's development and does not include development since then.

D. Tumas and M. Fougere viewed the site with A. Spaulding and confirmed there had been several additional houses that had been built as well as additional "driveways"; all of which will be included on the survey to be provided for recording purposes only.

A. Spaulding has been requested to meet with Fire Chief Hempel to make sure that life and safety requirements are met for the development. A. Spaulding will submit a final plan once he has met with Chief Hempel.

D. Tumas will update the Board when additional information is available.

**Deliberations**

J. Funk called the deliberations out of order due to the late hour. Board Members agree to end deliberations at 11:00 pm.

**PB Case # 0711 - Town of Gilmanton, Owner and GYO, Applicant** - Applied for a Site Plan approval to create an additional 250' x 150' soccer field for use by the middle school aged students on the property shown as Tax Map 413/Lot 60, in the Rural Zone. Said property is located at 182 Allens Mill Road, Gilmanton.

Board Members reviewed and briefly discussed the amended plan and agree the proposed soccer field is a suitable use for the property and will not add further impact to the site.

***D. Hudson moved that the application is complete and the proposal to create an additional soccer field for Middle School Students be granted final approval, as it appears to meet all of the technical requirements of the ordinances and regulations of the Town of Gilmanton.***

***Conditions to be complied with or secured (as appropriate) prior to the final plan being signed and recorded. No site improvements shall commence and no building permits shall be issued until the final plan is signed and recorded.***

***General conditions to be complied with subsequent to the final plan being signed:***

- 1. No changes shall be made to the approved plan unless application is made in writing to the Town. The Planning Board may allow minor changes following review. The Planning Board at a public hearing may allow major changes after review and abutters shall be notified. The applicant is responsible for the payment of any fees for notification of the public hearing.***
- 2. Approval is subject to expiration, revocation and changes in the Ordinances under Town Regulations and the State RSA's.***

***D. Russell seconded the motion as stated; the motion carried with a 5-0 favorable vote.***

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**PB Case # 0911 Marshall & Sunny Bishop, Camelot Alpaca Farm & Gilmanton Winery** – Applied for a Site Plan approval to operate a winery and function hall to facilitate social events on the property shown as Tax Map 420/Lot 103, in the Rural Zone. Said property is located at 528 Meadow Pond Road, Gilmanton.

Board Members discussed the additional impact to the site with consideration of the tour busses being added. All agree there will not be a substantial impact to the site and that ample parking will be provided as well as passage on the property from the parking area.

Board members agree there is sufficient parking to facilitate social events and functions; all permitting both state and local have been obtained.

***D. Russell moved that the application is complete and the proposal to operate a winery and social hall to facilitate gatherings in the converted down stairs of the home into a dining and function area to be open to the public with one sitting each night with no more than one bus tour per day between July and October each calendar year be granted final approval, as it appears to meet all of the technical requirements of the ordinances and regulations of the Town of Gilmanton.***

***Conditions to be complied with or secured (as appropriate) prior to the final plan being signed and recorded. No site improvements shall commence and no building permits shall be issued until the final plan is signed and recorded.***

***General conditions to be complied with subsequent to the final plan being signed:***

- 1. No changes shall be made to the approved plan unless application is made in writing to the Town. The Planning Board may allow minor changes following review. The Planning Board at a public hearing may allow major changes after review and abutters shall be notified. The applicant is responsible for the payment of any fees for notification of the public hearing.***
- 2. Approval is subject to expiration, revocation and changes in the Ordinances under Town Regulations and the State RSA's.***
- 3. Add bus turn around and cart path to the final plan.***

***J. Weston seconded the motion as stated; the motion carried with a 5-0 favorable vote.***

**PB Case 0811 (Original PB #1407) Ryan Benson/BMMC Contractor Yard/Robert & Dianna Vayda, Property Owner-** Contractor Yard- Tax Map 416/Lot 20/NH Rte 140 @ Halls Hill Road- Revocation of Recorded Approval in accordance with Administrative and Enforcement Procedures; NH RSA Section 676:4.

Board Members reviewed the violations that had been corrected and considered the following:

- Storing of screened loam only.
- Materials from other sites are strictly prohibited.
- Removal of the remaining construction debris within 30 days.
- No further expansion to the surface area
- Application to Amend an Approved Site Plan to be received by the Application Deadline date: June 15, 2011.
  - Addition of a second 12' x 20' storage container.
  - Boat Storage
  - Storage of a Porta-potty when not in use at a job site
  - Additional Garden Shed

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Board Members agree, if the remaining violations are not remedied and application is not received by the June 15, 2011, deadline date, revocation of the approved site plan would move forwarded.

J. Funk called for further discussion, hearing none; entertained a motion on the revocation.

***D. Hudson moved the following determinations and approval were granted:***

- ***Storing of screened loam only.***
- ***Materials from other sites are strictly prohibited.***
- ***Removal of the remaining construction debris within 30 days.***
- ***No further expansion to the surface area***
- ***Application to Amend an Approved Site Plan to be received by the Application Deadline date: June 15, 2011.***
  - ***Addition of a second 12' x 20' storage container.***
  - ***Boat Storage***
  - ***Storage of a Porta-potty when not in use at a job site***
  - ***Additional Garden Shed***

***Board Members agreed if the remaining violations are not remedied and application is not received by the June 15, 2011, application deadline date, revocation of the approved site plan would move forwarded. M. Martindale seconded the motion as stated; the motion carried with a 5-0.***

*At 10:55 pm Board members considered deliberating the remaining case, all agreed to move forward with the deliberation and that the meeting would adjourn following the final deliberations.*

**PB Case #0411 – Property Owners, Ralph Lavin, Jr. & Bethany Lavin (Tax Map 414, Lot 5)** – have applied for a Site Plan Review in which they seek approval to operate a firewood processing operation at their residence in the Rural Zoning District. Said property is located at 753 NH Route 140, Gilmanton Iron Works in Gilmanton.

Board Members discussed the containment of debris produced by the operation, hard piping the hydraulic lines to minimize leakage, insulating the enclosure to minimize noise, stabilizing the banks, additional vegetation to control erosion and 2:1 grading, in the loading and unloading areas.

Members also discussed the addition of all conditions of approval being added to the final plan as well as a clear depiction of the site. An additional note on the plan outlining Chief Hempel's reduction of the 20' access to 17' provided there is an unobstructed access on the Easterly side of the property between the salon and the pond.

Board Members agree they have addressed the concerns of the Abutters expressed in the letters read into the record.

J. Funk called for further discussion, hearing none; entertained a motion to conditionally approve the site plan proposal to operate a firewood processing operation.

***M. Martindale moved that the application be granted CONDITIONAL APPROVAL, as it appears to meet all of the technical requirements of the Ordinance and Regulations of the Town of Gilmanton.***

***Conditions to be complied with or secured prior to the final plan being signed and recorded. No site improvements shall commence and no building permits shall be issued until the final plan is signed and recorded.***

- 1. Submission of plans in accordance with Town Ordinances and Regulations.***

2. *Any required State or other agency permits shall be filed with the Town prior to the recording of the plat or issuance of a Building Permit.*
3. *The Board shall hold a compliance hearing prior to signing the plans, and prior to the approval becoming final, if any conditions of approval are beyond Administrative in nature or would require discretion on the part of the Board Staff to determine if the conditions had been complied with. The applicant is responsible for the payment of any fees for notification of the public hearing.*
4. *Applicant is responsible for any fees required by the Belknap County Registry of Deeds for the recording of the Mylar and/or conditions of approval.*
5. *Property owner shall install all required traffic control; fire, life safety and health facilities and systems required by the Board and/or by other applicable Codes and Regulations both State and Local.*
6. *No changes shall be made to the approved plans unless application is made in writing to the Town. Minor changes may be allowed following review by the Planning Board. Major changes may be allowed after review by the Planning Board at a public hearing and abutters shall be notified. The applicant is responsible for the payment of any fees for notification of the public hearing.*
7. *Approval is subject to expiration, revocation and changes in the Ordinances under Town Regulations and the State RSA's.*
8. *Other conditions as outlined by the Planning Board specific to this application.*
  - *ZBA approval of a Variance or Equitable Waiver.*
  - *The motor located in the storage shed is required to be fitted with an exhaust that is piped to the outside.*
  - *The motor should be mounted to a base.*
  - *The motor and cutting machinery must be enclosed and insulated to minimize the noise produced.*
  - *Hard Pipe Hydraulic Lines to minimize fluid leakage.*
  - *Prudent Measures to deal with petroleum leakage.*
  - *Sawdust from the cutting and debris from the splitting must be stored in an enclosed container and disposed offsite.*
  - *Hours of Operation to be Monday thru Friday, 8:00 am to 5:00 pm. No whole log deliveries or cutting during weekends or holidays.*
  - *Revised plan to show the actual location and dimensions of all features of the operation including but not limited to, equipment, storage of processed and unprocessed product, unloading areas and truck turnaround.*
  - *A minimum 2A /10BC dry chemical fire extinguisher located in the shed.*
  - *In keeping with the NFPA Uniform code the roadway into the commercial area needs to be in compliance.*
    - *NFPA 18.2.3.4.1.1 – Fire department access roads shall have an unobstructed width of not less than 20 ft. (6.1 m).*
    - *NFPA 18.2.3.4.1.2 – Fire department access roads shall have an unobstructed vertical clearance of not less than 13ft 6 in. (4.1 m).*

- *If the plan changes from what was discussed in the conversations between Chief Hempel and Mr. Lavin on 05/11/11, the amended plan will require additional review.*
- *Wetland delineation on the plan.*
- *Erosion control and stabilization measures of the natural watercourse along the Westerly side of the property line from the origin to beyond the Westerly side of the barn/garage where the operation will be located.*
- *Stabilization of the bank on the Easterly side of the barn/garage in the loading areas with vegetation to control erosion and grade the area to a 3:1 slope.*
- *Conditions of Approval added to the plan in the “Notes Block”.*

***D. Russell seconded the motion as stated; the motion carried with a 5-0 favorable vote.***

J. Funk called for further discussions or business to come before the Board, hearing none and due to the late hour, Members agree to postpone work session discussions on the proposed subdivision regulation amendments until the July meeting.

***D. Hudson moved to cancel the work session to discuss the proposed subdivision regulations due to the late hour, J. Weston seconded the motion as stated; the motion carried with a 5-0 favorable vote.***

**Correspondence  
Unscheduled Business  
Adjournment**

Having no further business to come before the Board, J. Funk entertained a motion to adjourn at 11:15 pm.

***M. Martindale moved to adjourn the meeting at 11:15 pm, D. Hudson seconded the motion as stated; the motion carried with a 5-0 favorable vote.***

Respectfully submitted,

Desiree Tumas  
Administrator