

**DUNBARTON PLANNING BOARD
WEDNESDAY, APRIL 17, 2013
DUNBARTON TOWN OFFICES – 7:00 P.M.**

The regular monthly meeting of the Dunbarton Planning Board was held at the above time, date and place with Chairman Ken Swayze presiding. The following members were present:

**Kenneth Swayze, Chairman
George Holt, Co-Chairman
Alison Vallieres, Secretary
Michael Guiney
Charles Frost
Les Hammond, Selectmen's Representative**

Town Board/Staff Members:

**Jeff Crosby, Road Agent
Stephen Laurin, Planning and Zoning Consultant for Dunbarton
John Trottier, Chairman, Zoning Board of Adjustment
Jon Wiggin, Fire Chief
Linda Landry, Town Clerk
Mal Gendron, Conservation Commission**

Other Members of the Public:

Matt Monahan, Central New Hampshire Regional Planning Commission

Ken Swayze, Chairman, called the meeting to order at 6:57 p.m. with a 6 member Planning Board present. He noted for the record that all members present would be voting members unless they recused themselves from the particular agenda item.

Ken Swayze, Chairman, confirmed with the Secretary that the meeting had been posted in two public places and also placed on the Dunbarton Web Site in conjunction with the law regarding posting of meetings, etc.

A. General Board Administration:

1. Approval of previous meeting minutes: Wednesday, March 20, 2013

MOTION:

Charles Frost made a motion to accept the minutes of the previous meeting of Wednesday, March 20, 2013 as written with the amendment that on page 5 of the minutes re Marcou Subdivision the word "nullify" was spelled wrong. Les Hammond seconded the motion. The motion passed unanimously.

2. Election of Officers:

MOTION:

Michael Guiney made a motion that the Dunbarton Planning Board nominate Ken Swayze as Chairman, George Holt as Co-Chairman and Alison Vallieres as Secretary of the Dunbarton Planning Board. Les Hammond seconded the motion. The motion passed unanimously.

B. Correspondence

Alison Vallieres, Secretary, reported that interviews were being conducted for the Building, Planning and Zoning Secretary by the Review Committee and the Committee will be coming to the Board of Selectmen with results of the interviews in the near future.

C. Selectmen's Report

Les Hammond noted he had nothing to report at this time.

PUBLIC HEARINGS:

CONTINUED PUBLIC HEARING - DAVID M. NAULT (B6-01-02) PROPOSED TWO LOT SUBDIVISION LOCATED ON MONTALONA ROAD AND KELSEA ROAD IN THE LOW DENSITY DISTRICT IN DUNBARTON, NH

At this point in the meeting, Michael Guiney recused himself from the Board due to abutter status.

Steve Laurin presented copies of the plan and Status Report on the Nault Proposed Subdivision. (attached) He also noted that a written request for the driveway Waiver to access a lot had been received. He reported the Board had received five new sets of plans.

At this point in the meeting, David Nault, Applicant, stated that he had decided it would be better to keep the existing crossing that the loggers had been using and have two separate driveways instead of having a shared driveway.

David Nault stated that Jeff Crosby, Road Agent, had asked him to fix the culvert and he has agreed to this. Have made the changes on the plan as requested. Any other requested changes will be made by Dahlberg, Surveyor.

Jeff Crosby, Road Agent, noted that he would suggest an Exaction Fee of \$4,000 for replacing the culvert which will be upgraded. During the period of time the loggers were using the culvert, they added a plastic pipe onto the end. This culvert needs to be replaced.

It was noted for the record that the Town will replace the culvert. In addition, should add more gravel to the road. Jeff Crosby noted that historically when he first started, this was two lots and now we have two more lots along with two others for a total of six lots on Kelsea Road. This road is only 2,000 feet long. In some places, the road is only 14 feet wide. There is increased traffic on the road. The ledge is an additional problem in the winter. If development continues to happen over time, and the Guiney lot gets developed, the road will need further improvements. Would suggest the Exaction Fee of \$4,000 per lot times the potential of 9 lots would give enough money for some road improvements, etc. This is similar to what has been done in the past. The Town is not prepared to put that much money in this road now. The Exaction fee that Dave will contribute will be used for the culvert, etc.

Charles Frost noted this was a two lot subdivision. There is frontage on Kelsea Road and Montalona Road.

Ken Swayze stated that he had a right to get a building permit on the whole parcel (as one lot.) He is only creating one new lot.

The Planning Board reached a consensus that the requirement for a \$4,000 Exaction Fee for one lot would be required.

David Nault addressed the comments on the Status Report.

David Nault noted that his Wetlands Request was scheduled for expedited review.

Charles Frost had a question with regard to the total frontage on the lot. It was established that the frontage met the requirements.

Site Walk:

It was noted that a Site Walk should be conducted in the near future. Charles Frost, George Holt and Ken Swayze will go on the Site Walk. No date been set as yet.

Abutters were read as follows and noted all had been notified by Certified Mail:

Michael Guiney - Present. Stated that Jeff Crosby is incorrect. There are seven house lots now on Kelsea Road and not six lots. We need to discuss the historic layout of Kelsea Road. The Town will stop turning around in front of my barn effective September 2013. This is the fifth building lot that Mr. Nault has created on Kelsea Road since 2006. The Town needs to do something with the entire length of Kelsea Road. The road needs to be brought up to some kind of Town standard.

Elizabeth Spencer Nault - Not Present

Scott Griffis - Not Present

Wayne Shearer - Not Present

Linda Peters Landry - Present

Catherine Beliveau - Not Present

Roger Nault/David Nault - Present (applicants)

Raymond/Laura Fields - Not Present

Timothy/Carrie Finke - Not Present

Pointer Fish & Game Club - Present, Jack Belanger stated he represented Pointer Fish and Game Club. Asked about a note regarding the Wetlands. Received a notice in the mail recently. This was in addition to the Public Notice. Asked if Kelsea Road is going to be brought up to Town Standards. He stated the culvert drains onto our property.

At this point, it was noted that the Town maintains the road up to Mike Guiney's house. The Town continually upgrades the road. The culvert would be an upgrade.

At this point in the meeting, Kim Chapman stated that there were many people in the adjacent room which could not hear whether their name was called or not. They should be brought into the room.

Steve Laurin checked and there were no abutters or concerned public re the David Nault Subdivision in the adjacent room.

Board Comments:

The Planning Board noted that the Exaction Fee of \$4,000 will cover the replacement of the culvert plus some other work to be determined by the Road Agent. It was noted that the Town still has some liability to do some of the work on the road.

Jeff Crosby, Road Agent, noted that we have been wrangling as to some sort of standard. New subdivisions require roads to be 24 feet wide with 2 foot shoulders on each side. This road does not meet this standard. In the past, if a future development went in, we would require this width. This is an existing Class V dirt road. This is a way of getting some work completed.

At this point in the meeting, Ken Swayze, Chairman, closed the Public Hearing on the David Nault Proposed Subdivision.

MOTION:

Les Hammond made a motion that the Dunbarton Planning Board continue the David Nault Proposed Subdivision until the next regularly scheduled meeting of Wednesday, May 15, 2013. Charles Frost seconded the motion. The motion passed unanimously.

OTHER BUSINESS:

At this point in the meeting, Michael Guiney stepped back to the Board.

**MATT MONAHAN, CENTRAL NEW HAMPSHIRE REGIONAL PLANNING COMMISSION -
PISCATAQUAG RIVER WATER SHED FLOWAGE MAPS -**

At this point in the meeting, Matt Monahan presented copies of the Piscataquog River Watershed Impervious Surfaces Coverage Map. (attached)

The Planning Board had questions regarding the calculations and how they were derived. Matt Monahan stated that he did not do the calculations, he was only delivering copies of the maps to the Town. He will check with the Southern New Hampshire Planning Commission who prepared the map and get back to the Planning Board.

**RECEIPT AND ACCEPTANCE OF NEW APPLICATIONS BY THE DUNBARTON PLANNING BOARD:
FOR COMPLETION AND ACCEPTANCE. (NOTE: If accepted, at Planning Board's discretion,
deliberations/public hearings may be allowed at this session.)**

**SITE PLAN REVIEW - TOM GIOVAGNOLI (D6-04-02) PROPOSED SITE PLAN REVIEW TO
CONSTRUCT A 46' X 588' BUILDING TO HOUSE 20,000 LAYING HENS LOCATED AT 57 TWIST
HILL ROAD IN THE LOW DENSITY DISTRICT IN DUNBARTON, NH**

Ken Swayze, Chairman, stated that this meeting was for Acceptance and Review for completeness of an application for a request for a Site Plan Review for the Tom Giovagnoli Proposed Plan to construct a 46' x 588' building to house 20,000 laying hens at his property at 57 Twist Hill Road.

Ken Swayze stated that according to the Dunbarton Zoning Ordinance, agriculture is a permitted use and this is an agricultural use. This is not a proposed subdivision. He stated it is clear that this proposed use is in the list in the Table of Uses and the development of a farm for poultry is a Permitted Use under the Ordinance.

Ken Swayze quoted the following with regard to Agricultural uses, etc.

The General Court hereby finds and declares that;

"NH RSA 672:I; III-b, Page 426 of 2011-12 Edition

III-b. Agriculture makes vital and significant contributions to the food supply, the economy, the environment and the aesthetic features of the state of New Hampshire, and the tradition of using the land resource for agricultural production is an essential factor in providing for the favorable quality of life in the state. Natural features, terrain and the pattern of geography of the site frequently place agricultural land in close proximity to other forms of development and commonly in small parcels. Agricultural activities are a beneficial and worthwhile feature of the New Hampshire landscape and shall not be unreasonably limited by use of municipal planning and zoning powers or by the unreasonable interpretation of such powers. "

Ken Swayze explained the concept of Site Plan Review and noted the Board has acted on several requests for Site Plan Review, i.e. the Golf Course and the Dental Office on Pages Corner.

At this point in the meeting, George Holt stated he felt we have two questions in front of the Board as follows:

1. Is this an application for zoning? Do they have to go to the Zoning Board for a Special Exception?
2. Is this use allowed within the confines of our Zoning Ordinance?

Ken Swayze noted the use has been stated to be poultry. Under Agricultural, poultry is listed as a permitted use in the Table of Uses. The only requirement is Footnote #7 which requires any structure to have a setback of 100 feet from the boundary line.

Charles Frost stated that the extent of this operation and potential impact on the abutters is of concern to me.

Alison Vallieres stated that she noticed within the application there was a request for a Waiver as follows:

"Waiver Request:

Section VI. B. Items 20

We would like to request a waiver for the requirement to show features such as existing water courses, water bodies, trees, landscaping, existing foliage lines, other vegetation, rock ledges, stonewalls and any other human made or natural features, in accordance with Section VII Design of the Development.

We have provided the location of the existing features in immediate area of the existing home and in the area of development but not the entire parcel. The area being developed is only going to be small portion of the entire property. Wetlands located for the project are only those that were easily obtained or within 75' of the building."

Alison V. stated she did not feel we should be granting this Waiver because these items are the things the Board and the public need to know before any decision is made.

Ken Swayze stated there was also a second Waiver requesting waiving the requirement of a complete boundary survey.

Alison Vallieres stated that she felt that the Application was not complete enough for the Board or the abutters to review. There are many things missing that need to be addressed before any decision is made. The problem she has with not accepting the application is that all the abutters and the public who have attended this meeting will not be given the opportunity to comment this evening unless we accept the application. Is there a possibility of having a "Conditional Acceptance" which will give the public the opportunity to speak? In the past, we have granted Waivers prior to the application being accepted. Is this the way we are going to do it this evening?

Ken Swayze stated the Planning Board does not have to grant the Waivers at this point. The Board can accept the application to get it into the system prior to granting Waivers.

George Holt noted the question is "Do we have enough information in the application to proceed?" This is an overall conceptual plan showing where the proposed use is located on a plot of 85 acres of land. The property is available to look at on-line through the Tax Maps and the GIS system. It is missing operational details such as where are they going to store the manure, etc. They have flagged the Wetlands. They have shown some minimal erosion control. The overall proposal of how this is

going to work is missing. There is not a whole lot of information. It was noted that the building design is just a sketch.

Charles Frost stated he has a problem with this not being a complete survey. Why do we look at a plan that is not a complete survey?

It was noted that they are also asking for a Waiver from the requirement of a complete survey. This is on 85 acres of land. They are trying to get some economic relief.

Michael Guiney stated they are going to get into the details later. There will be much detail as to where is the waste going, etc.

Ken Swayze stated that the Board can accept this application on a Conditional Basis and take abutters input. This would be a Non-binding discussion. In these cases, the Board usually "clams" up and doesn't want to make comments. Or we can accept the application as generally complete and proceed with deliberations and comment from the public.

MOTION:

Michael Guiney made a motion that the Dunbarton Planning Board accept the application for the Site Plan Review of the Tom Giovagnoli (D6-04-02) to construct a 46' x 588' building to house 20,000 laying hens located at 57 Twist Hill Road as submitted. George Holt seconded the motion. The motion passed unanimously.

At this point in the meeting, Jacques Belanger, Surveyor, and Tom Giovagnoli presented the proposal for the building to house 20,000 laying hens as follows:

Jacques Belanger, Surveyor, stated that Tom owns about 85 acres on Twist Hill Road on which he would like to construct a building to house chickens. Presented a plan showing the building which originally was to have a concrete pad. They have decided to put in a frost wall foundation instead of the concrete pad.

Tom G. stated that Pete and Gerry's Organic Eggs would be picking up eggs on a weekly basis. There are other suppliers for this company located in Maine, New Hampshire and Vermont.

The building will consist of an area on each end (28' long), one being used to store the manure in an enclosed pit and the other as a processing area for the eggs. Pete and Gerry's will be taking the eggs out of the cooler and back to their plant for processing once a week. This is an automated system.

These are free range chickens. There is no run-off. The chickens lay their eggs and the manure drops down through the floor into the storage pit.

The manure will be picked up once a month in a ten wheeler (14 yard dump truck).

At this point, Jon Wiggin, Fire Chief, stated that the driveway roadway is not wide enough. He would like it to be at least 18' wide. It is proposed at 12' wide. A Fire truck is not going to be able to pass in order to save the barn if it is burning, etc.

The Board noted they would need a grading plan of the proposed driveway.

Tom G. stated he would have no employees, only he and his son Eric would be working.

There will be no septic system nor sanitary facilities. The only water needed will be for the hens.

The Board asked where the water for the hens will go. Will there be any hosing down of the area? If so, where will this water drainage go?

Tom G. noted there will be no floor drains. There is no water that is generated by this facility.

Charles Frost asked how do you handle these waste products?

George Holt asked about the well radius. Would that be a concern if there was a crack in the slab?

J Belanger stated that this proposed building is on a raised section of the land with the wetlands around it. It is located in the middle of the property. The VandeBogart's are about 1,200 feet from the building.

The Board asked how they planned to address storm runoff. Would probably have to have a gutter and detention system. There would have to be some sort of detail on storm water management.

It was noted the grade runs down by the manure which is in the lower section of the building.

The Board stated they would need a foundation detail of the frost wall, truss certifications, etc. In addition, the Board will need more detail on the access road. There is a 90 degree turn and that is going to have to change.

There is also concern about the roadway running along the side line of the property. That should be moved more to the center of the property.

Tom G. asked if there is an offset requirement for the roadway. Stated there will only be one truck a week picking up eggs. Said it would be a lot of money to build the road and this is not a Town Ordinance.

The Board stated they need to have the building 100 ' from the property line. With the access roadway as close to the property line, your neighbor may be concerned.

Ken Swayze said you need to describe what the traffic is on Twist Hill Road. There will be some limitations for traffic. In addition, we just want you to buffer to the neighbor's property. You need to develop good answers for these concerns.

Ken Swayze suggested that Tom G. contact the U. S. Department of Agriculture, the New Hampshire Department of Agriculture and the UNH Extension Service etc. as to a critique as to how to run this type of operation. You need to bring this to the Planning Board. You need to get technical assistance from these organizations.

Town Departments Comments:

At this point, the following comments from the Police Chief and the Fire Chief were noted by Stephen Laurin, Consultant.

Dan Sklut, Police Chief:

"I am happy to see agricultural pursuits in Dunbarton. My only concern at all with this proposal is the tractor trailer traffic hauling eggs and waste on this winding country road. I viewed the approach to the access area from Twist Hill Road on to the property from both the north and south. There should be adequate visibility from either approach for a vehicle operator traveling at a reasonable speed to see a large vehicle enter or exit the property".

Jon Wiggin, Fire Chief:

"On Giovagnoli's plan, I am concerned with the width of the access road. The Fire Department likes 18' roads taking in consideration of snow reducing the width of the road in the winter and being able to pass another vehicle if necessary. Further on in the project, the building plans and construction practices will be a concern and will have to be reviewed by the Fire Department."

Jon Wiggin also stated that access to a building of that size is a concern. If a fire vehicle lays down a hose line, you can't get any other vehicles through because of the width of the driveway.

Jon Wiggin also stated that when it comes to the construction of the building, he is concerned about the electrical, refrigeration, etc.

The Planning Board noted that Jon Wiggin is also the Assistant Building Inspector.

Other Town Departments:**Conservation Commission:**

It was noted they will be concerned with the management of the manure and protection of the wetlands.

Jeff Crosby, Highway Department:

Stated that in the springtime, we put weight limits on our roads. Agriculture is a service industry and somewhat exempt. Would expect you to work with us as to a limit on the amount on our roads, etc.

Tom G. noted that a tractor trailer load of eggs weighs about as much as a half full trailer load.

Jeff stated that if you are having a grain delivery, you should probably plan it with us. Would expect you to work with us as much as possible during mud season.

It was noted that the eggs go from Dunbarton to Monroe where they are packaged.

Tim Terragni, Chairman, Board of Assessors:

Stated the land is in Current Use. There is a forestry operation right now. The land in Current Use should be taken out of Current Use. There may be property value depreciation.

Linda Landry, Town Clerk:

Noted there would be no impact on the Town Clerk's Office due to the fact that there would be no additional vehicles to be registered, etc.

Abutters were read as follows and noted all had been notified by Certified Mail:

Anthony Pino - Present, stated he had grave concerns about this operation. Giovagnoli has already taken down all the trees. Concerned about the water supply. Abutting property owners could lose their water supply.

Robert/Ann Marie Proksa - Present, Not quite sure about the location. I live at 45 Twist Hill Road. We are the property abutting them to the north. One end of the chicken house is where the manure goes and the other end is where the eggs are stored. Along with extreme odors and the possibility of well contamination will be coyotes, bears and all sorts of predatory animals because of the chickens. There is extensive construction in our neighborhood. All the trees have been taken down. How are these conveyors going to work. My biggest concern is contamination of the water.

Wheeler Family Trust of 1993 - Not Present

Joseph Milano/Linda Milano - Present. Stated they had many concerns about the operation.

Robert/Meegan Dufesne - Present. Stated they have grave concerns regarding the amount of water being used. 1,000 gallons a day. We have two wells on our property. Will that facility drain everyone's else well in the area?

When you have feed coming in, you will be trucking out the same amount of waste coming out of the facility. There will be dead birds and manure. For every load of feed, comes a load of manure. This is a large amount of waste. 20,000 chickens produce a lot of waste. The conveyor belt system concerns me. These chickens can live up to a year. The area has to be scraped and has to be cleaned out. This is also going to create a rodent problem. They will be attracted to this operation. We live close by. Am concerned about my property value. It is going to drop.

My biggest concern is how the water is going to be treated. It will be going into the aquifer. There are two streams going into the wetlands area and these feed into the wetlands area. Even if the manure is contained, any spillage will go directly into the water table. Chicken manure is very high in nitrogen and phosphorus. This will contaminate wells in the area. It does leach into the soils and that is my main concern. In addition, there will be noise and flies, etc.

When you come up one end on Twist Hill, there is a sharp curve. Cannot see any one coming up the other side. Tractor trailer will get out on the top of the hill and they are going to hit someone. That is a very dangerous area to put this operation.

Barbara Anderson Revocable Trust - Not Present
June Chemiel/Richard Grandmont - Not Present
New Hampshire Traditional Homes - Not Present

Craig Webb/Ann West - Present. Stated that he is new in Town. If we had known about this, we would not have bought our lot. This is a Commercial operation and the facts I am going to present are on the UNH Web Site. This type of farm for 20,000 chickens has a 12% - 18% loss. Free range is one square foot per chicken to stand on. They are on wire cages. Asked if they were going to use litter? If so, this adds to the bulk. There is between 1.4 - 2.4 million lbs. of waste per year. The manure pit must be 150' x 7' deep

because of the possibility of explosive heat. There is ammonia gas which is generated by chicken manure. The area has to be vented. You can't enclose the area.

What is trucked in, is trucked out. You are going to need to truck manure out after two or three years, even if you spread it on your entire 85 acres.

Tom G. stated that not all the manure was going on his fields. Will sell what he does not use.

Mr. West stated their land abuts the Giovagnoli property on the backside. We are 800 feet across the way. Drainage is down hill to him.

These chickens die off at a rate of 25%. In a year, the hens start producing eggs, then they are forced to molt. At the end of the 18 months, you have to replace them. They are not viable as a food product. Not only do you have to clean the hen house, you have hens die off after about a year and a half. They are not going to take these at the land fill. These are my concerns. You need to clean between chickens. Has to be totally clean. What do you do with the waste water? This type of farming has been banned in certain areas.

Jan and Janice VandeBogart - Present. Janice V. stated that they have a lot of concerns about this. Water is our big concern. The site is surrounded by wetlands on three sides. The site is in the middle of the watershed. The property has a stream running right down the middle of it. Everything down below is going to get drainage from this. Concerned about the Wetlands. We will be getting the smell and the odors from this operation. We are the closest house and we are going to smell it.

Jan VandeBogart - Stated that when this started, we knew nothing about it until we got the certified letter. I feel when you say we have to protect his rights, why, what about our rights. I really feel you should know more about this operation. It is a little more important to us than when you live on the other side of town. When they say the water runs in, but then it doesn't run out that is wrong. Someone should check with other towns about these operations. We have made calls to the company. You will never stop this unless you do something about it now. Now is the time. We talk about it. All these things about one truck here and there and if the roads are closed what does he do with all these eggs? One truck per month for manure? What if something goes wrong. Something big could happen. We are stuck with this "lock stock and barrel". They are saying the water doesn't leach onto other people's property. If something goes wrong, there will be a big problem. I wish the board was more concerned about the people paying taxes on their property. This is not the right site for that kind of operation. You say it is agricultural and there is nothing we can do. I don't believe that. This is a pretty big operation.

Shayne Durant - Present. Stated he would echo everyone's concerns. There is a lot of concerns. It is not just a couple of chickens and a couple of eggs. This is a significant amount of trucks, chickens, etc. A lot of responsibility lies with the board. There is a lack of information available to us. Need more information on this for the Board and the public. Not enough information that we can study. Happy that we are all being educated and there is a lot of thought and a lot of concern.

Julia Lamson/Todd Welch - Not Present

Kim Chapman - Present. Both my husband and I are concerned about the smell. There is a lot of open land in the Montalona and Twist Hill Road area. If we let this go in and not get it right, no one is going to live here. I am not against agriculture but it is not the place for it. All of us take pride in our homes and don't want to see our values go down. We have all worked hard and don't want this to happen.

Merl Chapman - Present. Stated he could give you a whole list of concerns. Doubt that this is Agriculture. This is a Commercial Use. In the past, we tried to pass a Commercial Zone in Dunbarton and it was voted down. Shame on Dunbarton for not having a Commercial Zone. This is our "Pay Back". If this starts up, it will be hard to stop something like this. This plan should show the access. There will be big trucks. The trucks need to be making the turns without going in the other lane. This will be the largest building in Dunbarton. We are "flirting" with problems because this gentleman is so far out of compliance already. He should be shut down now. The lot is completely cleaned off of trees. The land is all disturbed out there whether it is 5,000 lbs of manure or whatever. The operation is on an island. Just doesn't make any sense. You can't put a septic system for a three bedroom home there. How can you put one million lbs of manure, etc. We all know how big the building is. This whole thing is in the wrong place. There will be infiltration into the wetlands.

Karen/Steven Elsasser - Present. Mr. Elsasser stated he has a small business and his hours are 8 - 5 p.m. Is this operation going to shut down after 5:00 p.m.?

Tom G. stated it takes four hours a day to maintain the chickens. Chickens lay eggs in the morning.

Gerald J. Dennis Baillargon Trust - Not Present

Gary Chicoine - Not Present

Joseph Luska - Not Present

A. C. Engineering and Consultants - Not Present (representing applicant)

J. E. Belanger Surveying - Present (representing applicant)

Schauer Environmental Consultants - Not Present (representing the applicant)

Members of the Public:

Bob VonNorstrom - Stated he had two questions as follows:

1. Stated that a building that size, according to the New Hampshire Department of Agriculture, would accommodate 90,000 - 100,000 or 70,000-90,000 chickens. Who is going to count the chickens?

2. Chicken manure excretes Arsenic and Roxarsonic, an Arnesic based drug, and 95% of the waste is put into the environment. How are you going to handle this?

Karen Elsasser - You tell your children to clean their room and then you check it. How are we going to mandate the cleaning of this operation? You let in one and you let in them all. We don't want to be a Bedford. No one would want to move in here.

Robert Vielleux - They state "no water in and no water out". Is there a Fire Extinguishing system in this building? If this building goes up in the middle of the summer, the whole area will go. One fire will wipe everything out. This is going to spread.

Nancy LeBlanc - Stated her father lived on this property and raised 8,000 turkeys and did it for 50 years. The turkeys were free range.

Brian Hannemann, Jay Drive - Stated he had some concerns about what has already gone on there. Does he have knowledge of this business. There will be no water to clean the facility. I question how knowledgeable is the owner/operator of this business.

Steve Blais - In defense of the applicant, there is a real high demand for chicken manure. Trucks have a cleaning system. It is delivered in place of putting fertilizer on the fields. Stated he owns 600 acres of farm land and there should not be a problem of getting rid of the manure.

Jack Belanger, Bedford Pointer Fish and Game Club - Stated the applicant is a four or five generation farmer. His father ran a pig farm in Manchester for 60 years. They know how to farm and they are not going into this with their eyes closed.

Kim Chapman - Stated that if he has already been digging, he would be out of compliance. People just want a straight answer. Who is going to be watching over him? If there is a problem, what do we do, who do we call?

Les Hammond, Selectman, stated that with regard to the Current Use and not following the regulations, he can dig on his land. He is not in violation. The Board of Assessors is aware of this.

At this point in the meeting, Ken Swayze, Chairman, stated that the applicant has a big list of items. The Board is going to echo them and see how you are going to address them. Need to explain that you have the capacity for this project. Need to get some experts i.e. New Hampshire Department of Agriculture, U. S. Department of Agriculture and Cooperative Extension. This meeting will be continued until the next regularly scheduled Planning Board Meeting in May. All of the public and abutters are welcome to come back at that time.

At this point, Ken Swayze, Chairman, closed the Public Hearing at 9:10 p.m.

Michael Guiney suggested the possibility of changing the venue of the meeting to a larger place such as the Community Center, if necessary.

Ken Swayze, Chairman, stated that the Planning Board would be doing a Site Visit of the property. An abutter asked if they would be allowed on the Site Walk. It was noted that the applicant would have to give permission for this. Tom G. stated he was alright with him going on the Site Walk.

Les Hammond stated he would like to tour the Monroe Pete and Jerry's Egg Facility.

MOTION :

Les Hammond made a motion that the Dunbarton Planning Board continue the Proposed Site Plan Review of the Tom Giovagnoli Property until the next regularly scheduled meeting of the Planning Board which is Wednesday, May 15, 2013. Charles Frost seconded the motion. The motion passed unanimously.

MOTION:

Charles Frost made a motion that the Dunbarton planning Board adjourn at 9:20 p.m. Les Hammond seconded the motion. The motion passed unanimously.

Respectfully submitted,

Alison R. Vallieres, Secretary

