

Town of Newington, NH

ZONING BOARD OF ADJUSTMENT

Meeting Minutes – June 13, 2011

Zoning Board Members: Matt Morton, Chair; Ted Connors; Ralph Estes; John Frink; Steve Prefontaine; and Planning Board Rep, Mike Marconi

Planning Board Members Present: Mike Marconi, Vice Chair; Patty Borkland; Bernie Christensen; Jack Pare; Alternate Members, Clifford Abbott and Peggy Lamson; Jane Kendall, Recorder; and Thomas Morgan, Town Planner

Absent: Cosmas Iocovazzi

Public Guests: Curt Rigger, GP-Gypsum Interim Plant Manager; Jose Valdez, Plant Engineer; Dave Deutsch, Project Engineer; John Cooper, Project Manager; and Phil Corbet, CMA Project Mgr

1) Minutes

ZBA Chair, Matt Morton moved to accept the BOA minutes of March 21, 2011. Ted Connors seconded, and all were in favor.

2) Board of Adjustment deliberations on GP Gypsum proposal to expand their wallboard facility by 8,775 square feet in order to store fluidized gas desulfurization (FGD) gypsum. The applicants seek a variance from Articles VI & XIII of Zoning Ordinance in order to expand a non-conforming structure. The property is located at 170 Shattuck Way, Tax Map 20, Lot 2.

Chair Morton said he had recently toured the GP Gypsum facility, and invited CMA Engineering Project Manager, Phil Corbet to come forward to discuss their proposal. Mr. Corbet opened the discussion with a brief description of GP Gypsum's manufacturing process, which currently uses natural gypsum rock from Nova Scotia Canada to produce wallboard. They are now planning on also using FGD gypsum. FGD is a by-product, which is produced when coal fired power plants inject limestone into the flue to remove sulfur gases, which then produces calcium sulfate. Instead of disposing of the by-product, GP Gypsum will utilize this lower priced material, which will be trucked in from the PSNH power plant in Bow. Corbet said due to the placement of the plant, a variance would be required to accommodate the expansion. ZBA member, Steve Prefontaine asked if any other materials would be stored in the building, and GP Gypsum Interim Plant Manager, Curt Rigger said there would not be any other materials stored in the building. ZBA Planning Board representative, Mike Marconi asked if there were any fire hazards in the materials. Town Planner, Tom Morgan said the fire chief didn't express any concerns.

Planning Board Chair, Denis Hebert asked if the applicant would mind questions from the Planning Board to save time. Corbet said he had no objections, however

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certain members of the ZBA said there may confusion if the two boards merged, so ZBA Chair, Matt Morton asked that the Planning Board members hold their questions till later.

The effects of trucking in the materials were discussed, and Steve Prefontaine asked if the change of materials would add or cut down the amount of trucking in the area. Phil Corbet said it would remain increase a bit during the day, but cease after 7 p.m., so average out to be the same. Mr. Corbet said that GP has access rights of the private road along with other surrounding businesses like Little Bay Lobster, Tyco, and Westinghouse. GP Gypsum Interim Plant Manager, Curt Rigger said they are doing a title search, but have verbal and written communication all are in agreement with the proposed road improvements as well.

ZBA members and the applicant then reviewed the five conditions required for a variance, as was outlined in Jeffrey S. Murray, P.E., Project Manager's May 31, 2011 letter of application to the ZBA (attached with meeting agenda packet). After a brief discussion, Chair Morton asked if any abutters were present in the audience, and none were. Morton then asked if there was any evidence for or against the proposal that anyone would like to discuss and there was not.

A) Chair Morton closed the public hearing, and made a motion to accept the proposed variance as not contrary to the spirit of the ordinance. Steve Prefontaine seconded the motion, and all were in favor.

Adjournment: Ted Connors motioned to adjourn. Mike Marconi seconded, and all were in favor. The meeting adjourned at 8:45 pm

Respectfully
Submitted by: Jane K. Kendall, Recording Secretary