

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
October 4, 2011**

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Members Present: Malcolm Teale, Vice-Chair (MT), Pete Sweeney (PS), Gary Houston (GH), Craig Fowler (CF), Tom Wawrzeniak (TW), and Melvin Harvey (MH)

Members Absent: Graham Govoni, Chairman (GG)

Staff: Ron Rodjenski, Town Administrator

Guests: Conrad Bellavance, Agent and Dennis Percy, General Manager for Fred's Plumbing and Heating, Inc.

MT called the meeting to order at 7:00 PM.

1. Application #Z-11-2011; Barnett - The applicant was not present but requested to continue the hearing until Nov 2011 at 7:00 p.m.

2. Application #Z12-2011, Fred's Plumbing and Heating, Inc.

Present for the applicant was: Conrad Bellavance, Agent and Dennis Percy, General Manager for Fred's Plumbing and Heating, Inc. A staff report for this hearing was prepared and distributed to DRB members and the applicant prior to the hearing. No public comments have been received prior to the hearing.

Vice-Chair Malcolm Teal read the public notice, which was published in the News and Citizen on 9/13/11, and the hearing notice was sent to adjoining landowners and posted on the property.

Conrad explained that the proposal was to add one 30,000 gallon propane (the number of gallons is the water capacity not a propane capacity). The new tank is 9 feet in diameter with a 4 foot high cradle - totaling 13 feet. The tank is 67 feet long and the existing 18,000 gal bulk tank is 42 feet long. Conrad explains that the propane transport truck is expected to deliver propane to this plant at 3 truckloads per week in winter and that is the maximum number of trips per week over the course of the year. One load every two weeks is expected in the summer and two loads per week in the fall. 300 new accounts have been generated for Fred's Plumbing since moving into the local area in October 2010 which has necessitated the increase in bulk storage. Sight lines are good in both directions along Route 15. Dennis Percy noted that this increase in accounts has

allowed the company to hire 7 new employees over the same period. A new pump station under the proposed tank will allow for discharge of product from the 30,000 gallon tank. Conrad said the trucks do not have trouble getting in and out of the site now and his drivers have indicated that the new tank will not reduce their ability to turnaround off-street but the existing telephone pole and light may need to be removed. Conrad stated that NFPA 58 standard will be met for the tank protection and security. Conrad stated that Ed Webster Fire Chief has no issues with another 30,000 gallons stored at this site and there are two nearby fire ponds to support their response efforts. The 18,000 gal. tank has been there since 1970. Board member Tom Wawrzeński asked about any new emergency planning that needs to be created to respond to this additional storage. TW suggested that a revised plan should be in place to address existing neighbors and emergency responder needs. Conrad offered that he would provide a tour of the new facility with town emergency personnel. TW asked about what the plan is for existing smaller 100 gal or so tanks and Conrad offered that they would be moved to locations not in the way of the trucks. Conrad offered that adding screening could reduce security and the ability of emergency services to respond effectively and with full accessibility. Dennis said the tank farm use on the parcel contains both used tanks that are empty and can not be used as well as new tanks waiting to be filled. Dennis stated that in the future, the site will not be as loaded with these smaller tanks as it is now. Motion by MT to grant approval with the condition that the emergency plan be updated. Seconded by PS. Discussion: Dennis offered that one plan could be shared with all emergency providers in the area. Rodjenski suggested that the Board should move into deliberative session so that the potential conditions to approval could be discussed and the applicant could then be excused. MT withdrew his motion. Motion by MT to close the hearing and move into deliberative session, inviting Rodjenski to attend. PS seconded the motion. So voted.

Motion by TW to come out of deliberative session. Seconded by PS. So voted.
Motion by MH to approve the conditional use and site plan approval with five conditions and authorize MT to sign the decision on behalf of the Board. Seconded by CF. So voted.

Adjourn – Motion by TW, CF seconded, to adjourn at 8:00 p.m. So voted.

Respectfully Submitted,
Ron Rodjenski, DRB Clerk
Town Administrative Officer