

TOWN OF FITZWILLIAM

PLANNING BOARD

Site Walk Notes

October 6, 2023

Members Present: Tom Rothermel, Vice Chair; Barbara Young, Secretary; Ed Goodell; Richard Mays; Kevin Woolley; and Martin Nolan, Selectmen's Rep.

Members Absent: Josh Joslyn, Alternate; and Robin Peard Blais, Alternate

Staff Present: Lori Nolan, Land Use Coordinator.

Others Present: Suzanne Gray; Juliano Fernandez; Mike Rossi; Mike Piquette; Sheila Goodell; Chelley Tighe; Dave Tighe; Jim Millar; Don Gilbert; Kim Gilbert; Brian Gill; and Valerie Gill.

Site Walk

179 NH Route 12 North

Map 15, Lot 29 – Light Industrial and Rural Districts

Property of Fitzwilliam LLC a.k.a. Turnkey Lumber

The walk commenced at approximately 11:00 am. L. Nolan explained the purpose of the site walk and discussed the ground rules. Only observations are to be made and any discussions should take place at a public meeting.

The group met on the north side of the building and walked towards the back of the property (northwest corner). Rossi pointed out the side property line, which runs along the tree line. When the group reached the back paved access way (driveway around building), Rossi explained the water tanks on the southwest side are 100,000 gallons each. It holds water for the sprinkler system and for general firefighting needs. The group noted the zoning district change from light industrial to rural.

Brian Gill asked if a survey of the property has been done as tax maps are not always accurate. Rossi explained they had the property surveyed as part of the Alteration of Terrain permit. He showed the survey to the group and gave a high level explanation of the plan. They plan to run a stone channel to the bottom of the hill on the northwest side with two swale pools. All of this would take place at least 75 feet away from any wetlands. Barbara Young commented that there has been an expansion into the rural zone beyond the Site Plan without Planning Board approval.

The group walked to the far tree line on the northwest corner and viewed the lower storage area. Turnkey uses this area as storage for building materials.

The group walked along the back property line. Rothermel asked the size of this facility compared to their other facilities. Rossi explained that this facility is smaller than the other two facilities and Turnkey knew that would need to expand to accommodate.

The group observed the large debris pile situated in the middle of the property. Valerie Gill asked what the plan is to remove all the debris on site. Rossi explained they are chipping/grinding the materials on-site and trucking it off-site where it would be separated. It took them some time to find someone to receive the debris and that is why the pile accumulated. Once the pile is taken care of, they will keep up with the debris. Turnkey has allowed their property to be used as a processing area for the adjacent property's logging operation. Once the logging operation has been completed, the pile will be removed. Anything that cannot be taken off site by the logging company, will be put in roll-off containers through Monadnock Disposal. Some of the wood will be burned, but the rest will be taken off-site. They plan to run a chipper one day a

week from 7:00am until 3:30pm. The guests on the group commented that work continues sometimes until 4:00am, including weekends.

The group observed 10-12 feet of dirt has been excavated, creating a ledge. Suzanne Gray asked if NHDES is aware that more excavation is still occurring. Rossi explained they have stopped any work, but the loggers (Central MA Tree) must have moved some dirt around. No gravel has been brought in to that area or since the Alteration of Terrain permit process started. Rothermel explained that a property owner is responsible for their property regardless of who did the work.

Rossi pointed out the back property line, which is the thin tree line. Rothermel asked the locations of the swales. Rossi pointed to the approximate location. Young asked for plans for the sloped area on the southern property, which currently contains piles of rock, debris from logging, dirt piles, etc. Rossi stated they are working with an engineer for swale designs as part of the Alteration of Terrain permit. He stated that some stumps could be buried, but you cannot build on top of buried stumps. L. Nolan briefly explained the Alteration of Terrain process.

While walking the back property line, the group observed an oily substance in pools and flowing down the hill towards the wetlands in two directions. This was the first that Rossi had seen this and will follow up with the loggers (Central MA Tree). M. Nolan advised Rossi to report this to NHDES as 10 gallons is a reportable offense.

Gray asked about the stormwater drain that was daylighting out the back of the property. Rossi was unsure.

Young asked about the accessory building. During the December 2022 site walk, it was stated that the building would be removed. Rossi stated they received a construction permit for the building, rather than demolishing it. L. Nolan confirmed that a construction permit was issued. Rothermel commented that the building is being used for truck and vehicle repair and not for storage as previously stated. This is would be considered a change in use.

The group walked to the southern property line, which is depicted by the tree line and stonewall. The group noted the zoning district was rural in this area. Gray asked about the lumber stored on the property line. Rossi stated he was not aware of a setback requirement, but will rectify this immediately. The group was disappointed to see that setbacks are not being adhered to.

The group observed a damaged/broken electrical pole hanging in the area where the zoning district changes from light industrial to residential. Rossi explained that the pole and entire power line leading to the road is owned by the cell phone tower through an easement. He commented that there is an underground line and the pole is most likely dead. However, he will report the pole to his contacts. The group noted the zoning district was residential along the side property line.

The group walked to the front of the property and observed the gate fence was moved. Rossi confirmed the front gate was moved approximately 42 feet towards the road. The sides (width) were not changed. The group walked along the front of the building and property to complete the site walk.

The site walk ended at approximately 12:40pm.

Minutes submitted by:

Lori Nolan
Land Use Coordinator

Minutes approved as amended on October 17, 2023.