

Planning Board  
Town of Hinsdale, NH  
Meeting March 19, 2019

Present: Chair Sean Leary, Tom Woodbury, Ann Diorio, Lindsay Blake and Selectman Mike Darcy. Applicant and seven members of the public were present.

Chair Leary explained that the Board needs to be reorganized due to the March elections. Selectman Darcy nominated Sean Leary as Chair. He was seconded by A. Diorio. The motion passed with Chair Leary abstaining. Selectman Darcy nominated Tom Woodbury as Vice Chair. He was seconded by A. Diorio. The motion passed with T. Woodbury abstaining. Selectman Darcy nominated Ann Diorio as secretary. He was seconded by L. Blake. The motion passed with A. Diorio abstaining.

Chair Leary explained the application process.

Chair Leary read the public notice for an Application for Major Site Plan Design Review submitted by New England Wetland Plants Inc., tax map 30 lot 70, 205 Meetinghouse Rd., in the Rural Agricultural. Applicant proposes a wholesale plant nursery. Selectman Darcy made a motion to accept the application for Design Review. He was seconded by A. Diorio. The motion passed unanimously.

Dave Anderson representing New England Wetland Plants Inc. presented a plan. He explained that there will be a couple structures on site. Office, greenhouses, barn will be some of the structures. Majority of the site will be overhead irrigated water. They need a lot of space to grow plants and need to be adjacent to water. They grow conservation plant material, not retail plants. The plants are not used for ornamental purposes. During the busy times they staff 16-18 people, during the intermediate 12-14 and during the winter months usually 6 people are staffed. Most of the customers come to us. The business goes cyclically, April through June are busy, July and August tend to be slower and September and October are busy again. Winter months are for cleaning and fixing.

The office is where customers will find us, they will not be walking throughout the nursery. Still not sure on the exact location that the well will be. Barn is for production and storage of material. Head House is where all things begin from seed. This is attached to the large greenhouse. Once the plants grow, they are placed in migration beds.

We have three trucks, one is usually on the road. Busy time of the year we may have 4 to 5 customers a day. People come to pick up in box trucks, dump trucks and station wagons. We have 2 tractors on site and use them for around the nursery to load plants. We work 6:30am to 3pm Monday through Friday. Our box trucks do not have back up alarms but the tractors do.

There will be a residential house built in the back corner of the parcel within 2 years. Our managers live on site because we are not open on the weekends and need the site watched.

We will also need signage with our name. Also, we will be putting fencing around the perimeter to keep out animals. We won't know how much fencing we will need until we see what animals are in the area.

Chair Leary asked for question or comments from the public:

Sandra Golden asked the type of consumer they will have. (80% are landscapers the rest are non-profits, architectural engineers and other consumers that meet our order limit).

Cynthia Wagner asked what type of fertilizer is used. (It is a slow released pellet sized fertilizer. A small amount of fertilizer is mixed and capsulized. The fertilizer releases at different times depending on temperature and rain. It lasts 8 to 9 months. The fertilizer is placed into the pots soil. The release is almost identical to what the plants take up naturally). Where is the fertilizer derived from, manure, wastewater treatment plant (wwtp)? (It is a chemical that is communicably produced, nothing to do with a wwtp). If and when a fungus or pests harm the plant what do you use for a precaution? (Fungicides or insecticides are used on occasion not intermittently. These plants are not ornamental, they can have blemishes. The plants are mainly used out in the middle of a restoration. We also use vinegar for weeds we do not use glycoside. Last year we used 1 cup of chemicals to treat our plants).

Will the driveway be in the same area? (Our trucks are different from Mr. Corse, we will try to keep treating the driveway as Mr. Corse has since there is no dust from the pit at this time).

Joseph Vigue explained that he has lived in his residence for 50 years. He is worried about the towns' well being so close to the project, what if some fertilizer gets into the wells? He also asked about the reclamation plan for Mr. Corse. What type of wells will be built on the property? (Gravel wells are not deep wells, we will be using considerably less water than the Town. We have exclusion zones from NH State DES. The town pulls 150,000 gallons of water a day which calls for a 400' radius, we only need a 200' radius). There was a berm put up by Mr. Corse due to the high winds that come across the pit. Is there any plan to take that down? (No, I'd be surprised if we need to remove it).

James MacDonell asked the weight of the vehicles when loaded. (Usually no more than 26000 pounds).

The public portion was closed and Chair Leary asked for comments from the Board:

A.Diorio wanted to be sure that the fertilizer is not put into the irrigation system it is put directly into the pots. (Yes 95% is put in the capsules in the pots, sometimes the plants need a small boost and then it would be sprayed directly on the plant). The irrigation water goes back into the ground and into the well? (Yes).

Selectman Darcy asked where the houses septic will be placed. (On the shelf area in the back corner of the pit). He asked Mr. Corse, how heavy are your trucks when loaded? (60,000 pounds and during mud season I had to get special permission from Frank and Jill to run the trucks on the road). What are the actual hours open to the public? (Monday through Friday 7am to 4pm). He also explained that the he would need to apply for a sign permit with the Building Inspector.

T. Woodbury asked if the map shows the specific area of the structures. (Not surveyed but close to the area. The structures that require electricity are better to be closer to the road due to cost of electricity).

Rob Hitchcock asked if the board would accept Mr. Andersons drawing for the development review? (No, there needs to be a surveyed map showing adjacent properties owner, hours of operation and a mylar. NH DES will need approve all septic).

L. Blake asked if the company does community outreach. (The area of our other nursery serves a few colleges, we hire college students and also offer internships).

The board did not feel a third-party review was needed since the former Water Superintendent signed off on the project prior to his retirement. Also, the project has been looked at by wetland scientist and it is not heavily fertilized.

Selectman Darcy made a motion to approve the Application for Design Review. He was seconded by A. Diorio. The motion passed unanimously. It was explained to the applicant that the next step is Development Review, CDC Lynch could help him with the application process.

Board Business:

A.Diorio made a motion to approve the minutes dated February 19, 2019. She was seconded by Selectman Darcy. The motion passed unanimously.

There are 2 vacant seats on the Board, 1 due to Megan being elected as Selectman and the other is a vacant 2-year seat. Both seats will be filled for 1 year with election in March 2020 for a 1 year and 3 year. We can have 3 alternates on the Board. The board decided to accept William Hodgman's volunteer application and post notices, for the other open seat. The vacancy will be posted on the Hinsdale Village Voice, Town Hall website, Community Center, TBird and Main St Marketplace. The advertisement will be for a 1-year seat and alternates. CDC Lynch will make the posting Monday and send to Ann and Sean. The Board will review the applications at April's meeting.

The Board is asking the Selectmen's Rep. to discuss the towns website with the select board. They would like to see the minutes and public notices on the Planning Board page.

With no other business, Selectman Darcy made a motion to adjourn at 7:55 pm. He was seconded by T. Woodbury. The motion to adjourn was unanimous.

Respectfully submitted,

Kathryn Lynch, Community Development Coordinator