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Plainfield Zoning Board
Meeting Monday January 10th 2022
Meriden Town Hall

Zoning Board

Members Present:

Richard Colburn, Chair
Peter Martin-Zoom

Matt Decker
Brad Atwater

Others Present:

Chris Jewell
Erin Darrow-Z
Margaret Cassedy

Amanda Jewell
Dan Cassedy
Scott Walker-Z

The meeting was called to order at 7pm by Chairman Colburn.
The minutes of the December 13th meeting were approved as amended.

Chairman Colburn reported that the town became away on 12/14 that most of the certified notices for the 12/13 Jewell hearing (mailed on December 2nd) were not delivered by the USPS until after the hearing date. This being the case, a second hearing on the application is being held.

Case 21-03 Amanda and Chris Jewell Approved Business Project: Chairman Colburn re-opened the case which is a request to move Jewell Specialized, a trucking company, from White River to property located at #1467 Route 12A. Chris and Amanda Jewell explained that the request is to operate a maximum of 12 trucks and trailers from this site. The business has five tractor trailer trucks now. The existing structures on the lot will be removed and replaced with a 84' x40' shop building where there will be company offices and a mechanic shop. Most of the trucks are out on the road or go home with the driver so not all would be on site. Proposed hours of operation are Monday thru Friday 4am to 10pm. Occasionally, a truck might, dues to the need for repairs, come in outside those hours but that would not be the norm. The lot is zoned VR and is 7.88 acres in size, there are about 2 acres of usable area adjacent to Route 12A. Engineer Erin Darrow explained that from her preliminary work there is ample room to site the building, the parking lot and a well and septic on the flat level ground. The Jewell's stressed that they plan to leave the existing natural buffer along the lot lines. Erin noted that the NH DOT has now issued a single access permit. The DOT will permit a single access point to the south of the existing drive access. The existing access will be closed. All trucks entering and leaving the property will use the one access.

The Zoning Board determined it had an adequate application to move forward. A letter in the file from Marie Mason and David Gurney was in strong support of the project. They are the closest residential abutter to the proposed use. At the first hearing Townline Equipment owner Drew Marrazzo spoke in favor of the use. Resident Scott Walker expressed concerns about the proposal, he feels that additional screening will be necessary to keep truck head lights from shining on his home. His house windows face right into the lot. He also expressed concern about the hours of operation. Dan and Margaret Cassedy both shared the Walker's concerns about trucking activity at early and late hours. None of the abutters were opposed to the use, but they did have concerns about the business as it grows and the potential for future owners to operate it in a manner different than what the Jewell's would do.

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The public hearing was closed and the ZBA began its deliberations. There was much discussion about the proposed hours of operation, proposed for 4am to 10pm. Board members felt that was not in keeping with the neighborhood. Given the scale and nature of the business as outlined in the application and described by the applicant hours generally 5am to 7pm seemed reasonable. The Board felt that based on the testimony that enhanced vegetative screening was also necessary to minimize impacts on the neighborhood. The Jewell's also agreed to reduce the upper limit of trucks and trailers from 12 to 10. They currently have five and have no plans to reach 10 anytime soon. If there plans change they will return to the Zoning board. The Board next reviewed the criteria for granting an Approved Business Project Special Exception. The board found the use to meet the necessary criteria. A motion to approve the use was made and seconded with the following conditions:

- 1 Lights to be dark sky compliant and motion sensitive or on timers.
2. No use of "Jake Brakes" as trucks approach the facility.
3. No prolonged idling of trucks.
4. Shop hours 7am to 5pm, trucking hours generally 5am to 7pm.
5. Maintenance and enhancement of the existing natural buffer along the property lines.
6. No freight or loads left on site.
7. Maximum truck and trailer storage 10 with parking for 10 employee vehicles as well.
8. Based on the testimony by the applicant, noise is to be abated to a level that is consistent with a residential neighborhood.
9. Site Plan Approval by the Planning Board.

The motion was approved on a 3 to 0 vote, the Chair did not vote.

The meeting was adjourned at 9:00pm.

Richard Colburn Chair

Stephen Halleran