



TOWN OF LYNDEBOROUGH

Office of Selectmen

9 Citizens' Hall Road • Lyndeborough, NH 03082

Phone (603)654-5955 • Fax (603)654-5777

October 21, 2019

Chairman Neil Faiman
Wilton Zoning Board of Adjustment
42 Main Street
Wilton, NH 03086

Re: Case # 7/9/19-1 Quinn Properties
Structure height variance for asphalt plant

Neil,

Because our Selectmen's meeting is also on the 23rd, the Board has appointed Sharon Akers, Conservation Commission Chair, to present the attached letter at the Zoning Board meeting. Please give her the status of an abutter (Town of Lyndeborough) for the purposes of testimony.

I am aware that there are items listed that may not be specifically relevant to the height variance, but it was felt that they were important to bring out.

Thank you,

Mark Chamberlain, Chairman
Lyndeborough Board of Selectmen



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Dear Chairman and members of the Board,

The Town of Lyndeborough appreciates the Board's determination of regional impact for this project. As a result, on Thursday, October 17, 2019 the Lyndeborough Board of Selectmen held a public hearing to discuss the proposed asphalt plant and the requested variance. In attendance were members of the Lyndeborough Conservation Commission, Lyndeborough Planning Board, Lyndeborough Zoning Board of Adjustment and members of the public. The discussion yielded the following concerns:

Environmental

- Air Quality
The USEPA lists potential emissions from a hot mix asphalt plant, including volatile organic compounds (VOCs), nitrogen oxide (NOx), hydrocarbons, carbon dioxide, carbon monoxide, hazardous air pollutants and particulate matter.
- Water Quality
As the recent PFOA contamination in Merrimack and other communities shows, long-term water quality impacts can occur from certain industrial operations. The proposed plant site is in proximity to Stony Brook, a tributary of the Souhegan River and groundwater aquifers. Will a program of monitoring wells and reporting be included in the approvals? Is there secondary containment for oils and other hazardous materials? Will a Storm Water Pollution Prevention Plan (SWPPP) be required?
- Noise
What noise levels will be generated? Plant operations will start substantially earlier than the first truck rolling out of the yard.

- Particulates
Will there be additional dust generated and what is the affected area? What particulates will be released as a byproduct of the asphalt processing? What are the fugitive dust measures?
- Odor
Will there be odors, noxious or otherwise, generated by the plant?

Safety

- What measures will be required for site fire suppression?
- There would need to be plans developed with local authorities and tested for emergency operations in the event of a fire, hazardous spill, vehicle accident involving hazardous materials and evacuations of the surrounding neighborhood and downwind properties.
- Because of the potentially hazardous nature of an accident at the plant, an increased need of specialized equipment and training for first responders would be warranted, especially Lyndeborough and Wilton as the first response. The applicant should be responsible for the costs associated, not the taxpayers. Also, the surrounding communities other than Milford do not have full-time fire fighters.

Traffic

- What would be the hours of operation? Generally paving starts early, so additional traffic would be generated during peak morning times and school bus times.
- What is the estimated increase in traffic for the plant, including employees and trucks?
- Truck traffic includes both contractor vehicles hauling asphalt and trucks bringing in material for the process. If the plant is to be fueled by propane, what is the method of delivery? Trucking would further burden the road system, and rail would impact traffic with increased interruptions at grade crossings.

Other Concerns

- The Goss Park recreation area lies in close proximity to the proposed plant. This is a shared facility and the only public swimming area designated for Lyndeborough residents.
- What part of the year would the plant operate?
- Is the use of recycled asphalt pavement and/or asphalt shingles anticipated?
- Surrounding property values could decrease and the pool of potential buyers could also decrease. What measures will be put in place to assure current property owners will remain financially whole.

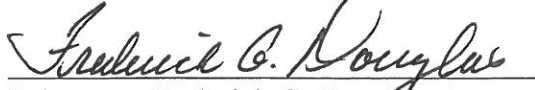
The Town of Lyndeborough reserves the right to add and/or remove items from the above list of concerns, based on information received as the process moves forward.

The Town of Lyndeborough appreciates the Wilton Zoning Board of Adjustment recognizing the seriousness of this proposal and the potential detrimental effects it may have on the quality of life for the residents of Wilton and the surrounding towns.

Respectfully,



Chairman Mark A. Chamberlain



Selectman Frederick G. Douglas



Selectman Richard L. McQuade