

Town of Northumberland Planning Board
Minutes
Subject to approval by the Planning Board
Monday, October 7, 2013 7:00 pm
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Present: Susan Martindale, CJ Lofgren, James Heber, Lisa Black, Melanie Eggleston,

Absent: John DeLisle, Brit Basinger, Jeff King - Vice Chairperson and Wayne Durr, Chairperson.

Town Employees Present: Tia Kilburn, Clerk and Richard Colozza, Code Enforcement Officer.

Acting Chairperson, James Heber opened the Monthly Meeting at 7:14 PM.

All in attendance stood and recited the Pledge of Allegiance

OLD BUSINESS

Application #: 0005-13 - Site Plan / Special Use Permit

Applicant: AmeriGas Propane

SBL#: 103.-2-7

Location: Stump / Pettis Rd

Zoning: Industrial

Mr. Garry Robinson, P.E, introduced himself as the consulting engineer on this project and Mr. John Brown as Regional Logistic Engineer for AmeriGas Propane. He then referenced the packet submitted to the Board that contains AmeriGas's Emergency Action Plan specific to this region and a printed "power point" description of the proposed trans flow site. Mr. Robinson displayed a large version of the county tax map and discussed the features of the project location. He identified the existing driveway cut and indicated where the proposed emergency exit would be. He described the lot as follows; approximately 30 acres, AmeriGas will be using 230' x 180', he stated AmeriGas is proposing an earthen bumper at the end of the spur, this bumper will not stop a speeding train however, it will stop a slow moving parking train. He then stated they propose to make the access area larger, the coal dust will be taken up and replaced with a more solid surface for the trucks to drive on, most likely a stone. He indicated where they would like to place an office trailer with power and a porta john. The emergency access will be at the south end of the lot with ingress from Pettis Rd and used for emergency access only. Mr. Robinson stated there will be approximately 11 signs placed around the lot indicating "no unauthorized entrance". He then discussed the traffic flow of the trucks, they will enter from Stump Street, the existing entrance and perform a loop on the lot to be faced back facing north toward Stump Street to be filled. There will be 2 railcars parked which hold approximately 30,000 gallons of liquid petroleum, and one trans flow unit, he then referred to the photos in the packet. He reiterated that all traffic flow will be to and from Route 32 / Stump St and the emergency access will only be used in case of emergency if needed. He stated each truck holds about 9,000 gallons so there will be approximately 7 trucks per day, each truck is 60' long and there will be no more than 3 at one time on the property, they will pull in, turn around and fill. There is a compressor that pressurizes the tanks and then he referenced the emergency action plan. He stated all tanks and equipment have valves that are checked for leaks before every process, he added there are 3 emergency stop buttons, two on the unit and one is placed away from the unit, all the safe guards that are required by NFPA #58 will be followed and AmeriGas adds additional requirements. Discussion ensued on the process of filling the trucks. Ms. Lofgren asked when they are done filling how much product is let off, Mr. Robinson stated there are shut off valves to prevent leakage. Mr. Brown stated the transports have releases and they are bled off from the transport. Ms. Lofgren reiterated how much, Mr. Brown said maybe 1/2 gallon of vapor. Mr. Robinson said there would be no odor, Mr. Brown added only on the site, the liquid vaporized very quickly. Ms. Martindale asked how long it took to load the trucks, Mr. Brown responded 45 minutes to 1 hour and they will be scheduled so there will not be trucks just sitting around waiting. Ms. Lofgren asked where the trucks come from, Mr. Brown stated they are primarily

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AmeriGas carriers, however they do supply some other carriers that come from all over. The other carriers have also agreed to AmeriGass' safety standards. Mr. Heber asked about the noise level, Mr. Brown stated it would be minimal, and mostly only on the site, they use a compressor with a hydro motor. Mr. Colozza stated they have certain days and hours of use. Mr. Robinson stated that information was included in the packet. Ms. Lofgren asked what the noise was like. Mr. Brown stated it is a hydro motor not an engine and sounds a bit like birds chirping. Ms. Black asked if the vapor in the atmosphere would cause harm, is it possible for it to accumulate and harm the trees. Mr. Robinson stated it will not accumulate the gas dissipates. Mr. Brown said it is much like the steam from a pressure cooker. Ms. Eggleston asked if anything would change in the summer, Mr. Brown stated they did not intend on operating in the summer, the intended use is for the heating season. Mr. Robinson said they may sublet it in the summer with a lease agreement however he has not seen one. Ms. Lofgren asked what months will it not be active, Mr. Robinson stated it would be active September through April as stated in the packet. Ms. Martindale asked if Stonebridge Iron and Steel have been notified of the possible change in use, Mr. Colozza stated they have used the area for about 2 or 3 years and they unload steel about 2 or 3 times a year, they will have to coordinate with Amerigas because of the size of the material. Ms. Martindale asked if they usually had just one railcar for the steel, Mr. Colozza responded yes normally one at a time. Mr. Heber asked how long the spur was, Mr. Robinson said about 1/4 mile. Mr. Heber asked if it could handle more cars, Mr. Robinson stated they would only have 2 cars at the dock, Mr. Heber responded then it should not be a problem with Stonebridge. Ms. Martindale asked if they had been contacted, Mr. Colozza responded they have to have something to look at. Mr. Heber asked about a fence. Mr. Robinson stated they would rather not have a fence it would make it difficult for Stonebridge, they will have signage not to enter without authorization. Ms. Martindale reiterated the cars would be emptied every day, Mr. Robinson stated yes and removed the next day. Ms. Eggleston asked about the bathroom / porta john. Mr. Robinson said yes they will have a porta john however, people will probably still go to Stewarts for coffee or food. Mr. Heber asked what kind of "screen" there would be, because they are located right in the Hamlet. Mr. Robinson asked for clarification of what was expected, landscaping, a block not to see the office trailer or just a filtered view. Mr. Heber said he was not sure, he was just trying to clarify things Board Members have showed concern about in previous meetings. Mr. Robinson stated they can put something attractive and low maintenance such as white pine. Ms. Black asked if there will be lighting. Mr. Robinson said not on poles on the trucks and the equipment. Ms. Eggleston asked if the rail cars will be stored there, Mr. Robinson responded only over night and then replaced with full ones the next day. Ms. Martindale asked for safety the off loading will be completed daily, how it is staffed. Mr. Brown said the operator has to be on the site in control at all times, the truck drivers cannot do the process of trans loading. Mr. Heber reiterated currently it is wide open and they would like to have some kind of screening. Mr. Colozza stated visually you can drive down the road and see people on the lot, Mr. Robinson asked if they wanted them to design something, Mr. Colozza said something to blend in with Stewarts. Ms. Martindale asked what the driveway would consist of, Mr. Robinson said stone probably size one and two. Ms. Martindale asked if it would be graded, at least once a year. Mr. Robinson agreed.

Mr. Heber made a motion to schedule a public hearing for the site plan November 18th, 2013 at 7:00 pm, for application #0005-13,
Ms. Lofgren 2nd the motion,
All in attendance unanimously agreed.

ACTION

Public Hearing to be scheduled for November 18th at 7:00 PM.

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NEW BUSINESS

None

MISCELLANEOUS

Mr. Heber requested one correction for the September Planning Board minutes, he stated he did not 2nd the motion for the recommendation to the Town Board pertaining to the Landfill District, he believes it was made by Jeff King

Ms. Lofgren made a motion to accept the September Planning Board minutes with correction,
Ms. Eggleston 2nd the motion,
All in attendance unanimously agreed.

Mr. Heber stated he would entertain a motion to adjourn,

Ms. Lofgren made a motion to adjourn the October monthly meeting at 8:35 PM,
Ms. Martindale 2nd the motion,
All in attendance unanimously agreed.

FUTURE MEETINGS:

Regular Planning Board Monthly Meeting November 18, 2013, 7:00 PM, following the Public Hearing for AmeriGas Propane.

Respectfully Submitted,
Tia Kilburn,
Planning Board Clerk