

**TOWN OF NORTHUMBERLAND
PLANNING BOARD MINUTES
Weds., Oct. 10, 2018
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square
Groveton, NH
7:00 P.M.**

Board Members present: Jim Weagle, Jeffrey St. Cyr, Al Rossetto, Gloria Brisson-Covell, Addy Hall

Others: Sam Oakes, Troy Merner, Donna Jordan, Dan Gray, Steve LaFrance, Richard & Tracy Dupuis, Barbara Tetreault, Bob Chapman, Alex Ritchie, Mitch Ingerson, Gordon Gray, Al Beland, Dennis Miccuci, Jim Tierney, Robin Irving, Elaine Gray, Rebecca St. Cyr - Recorder

1. MINUTES of Sept. 5, 2018 Meeting

Motion to approve the September 5, 2018 minutes by: A. Rossetto

2nd by: J. Weagle, All in Favor 4-0

2. Site Plan Review – Public Hearing

Case #P18-03: Gordon & Nancy Gray, represented by Horizons Engineering, Inc., are seeking a Site Plan Review for the development of Rotobec USA, a 31,000 sq. ft. facility for the manufacturing and/or distribution of hydraulic attachments for heavy equipment. The location is on a 61.16 Ac. parcel of land on the Brown Rd. on Map 219 Lot 4, and the parcel is zoned Light Industrial.

S. LaFrance, Horizons Engineering introduced the project, and Dan Gray, Operations Manager, Rotobec, Littleton. NH. D. Gray gave a presentation about Rotobec; they started in St. Justine and now have a 150,000 sq. ft. building and 400 employees. They have been in Littleton since 1986, they built a 10,000 sq. ft. building in 1999. They started manufacturing in 2012 and in 2015 built a 23,000 sq. ft. expansion; in 2017 they added another expansion of 11,000 sq. ft. and have now maxed out the room for expansion at that site.

Gray said we've decided they need to expand again; we've looked at many sites, locations, and many distribution points around the world. Everything comes out of the 2 current facilities; Groveton will be the 3rd manufacturing facility. Rotobec started out making rotators for excavators, log loaders and such. Then we started making log grapples and became very well known in the logging industry and have continued to expand into many other areas of the business – scrap industry, mini excavators, truck and trailer mount loaders, pipe and pole handling, buckets, diesel loaders, 480-volt electric loaders, loaders with remote control. The truck mount loader is made in Littleton and it's distributed through out the world. All the steel is from the US, if we ship to Canada for manufacturing there is a 25% tariff on the steel - in and out.

Gray gave a video presentation of the operations in Littleton and another about Rotobec as a company. The reason they want to come to Groveton is - #1 employee's – we have good employees in Littleton; Gray believes that have the same in Groveton. At a minimum they are

planning on 25 employees, they believe it could be double but are guaranteeing 25. Gray reviewed what they will have for equipment in Groveton and what will be manufactured.

Steve LaFrance reviewed the site plan review – the project site is on Brown Road (across from the Transfer Station); historically it's been used as a gravel pit, it owned by Gordon and Nancy Gray, it's a 61 – 62-acre parcel. A section of the parcel is higher, which is where the building will be. The proposal is for a 31,000 sq. ft. building; the driveway will allow entry for tractor trailers. The loading dock will be at the back of the building. There is room for future expansion, which will be designed and permitted as well.

There is an existing 8" Town water main they will connect to for water; there isn't Town sewer on Brown Rd., a leach field will be put which is designed for 100 employees; there is room for ample parking. LaFrance discussed the drainage plan; they will have 2 drainage ponds.

LaFrance is working on the permitting for the project and further discussed.

Comments from the public:

A. Rossetto asked about Eversource; LaFrance hasn't worked with them yet.

A. Hall asked about the width of the road. LaFrance said its 22' wide and further explained.

A. Rossetto asked about the plateau and where it starts – is there room for expansion on it. LaFrance said yes.

Construction schedule – D. Gray said they want to have a building up by the end of the year; they haven't chosen a contractor yet, we have 3 bids out and will be choosing on Tuesday. They want to be operational by July.

A. Beland asked about the road. LaFrance said because it's a State road, we need to get the driveway permit and excavation permit from the State. There is a road ban in the spring, which the State has agreed to lift for them, for this coming spring. LaFrance further discussed.

R. Dupuis asked about the amount of truck traffic; D. Gray explained there would be 2 trucks per day loaded in / out. Their truck is a small box truck – 33,000 lbs. which will go back and forth between Groveton and Littleton. They plan to respect the road and will travel on it as little as possible.

Motion to waive the driveway permit requirements for this site due to the financial hardship it would cause if the Gray's can't sell the property by: J. Weagle
2nd by: A. Rossetto, All in Favor 4-0. (See attached letter from the Grays).

Motion to approve the Site Plan Review for Gordon and Nancy Gray for the development on Brown Rd, Map 219, Lot 4 by: A. Rossetto
2nd by: A. Hall, All in Favor 4-0

3. Presentation on Mill Co-Gen –

Alex Ritchie works with Bob Chapman to attract businesses for the development of the mill site. She called Whit "Whitaker" Irvin (in Utah) and conferenced him into the meeting by speaker phone. He gave an overview of the proposed project. He is with Q Hydrogen Solutions. They

plan to use the former Wausau Co-Gen Building, adjacent to the facility they will have engines that run on hydrogen gas. The generation plant will use the river to bring water in. The power generated (regulated to a maximum of 29.5 mega-watts) will be sent over lines to various users on the mill site. It will reduce the power cost by approx. 50% of the Eversource cost for commercial lines. The plant will not have a grid back up to Eversource. Mitch Ingerson has been instrumentally in getting support for the project. They hope to work quickly. The SEC permits seem to be the only hurdle. Construction: they have another 2-3 months to finalize the permitting; then will start preliminary purchasing of equipment; the time line is 9-12 months. The plant will have 3 shifts of 8 employee's/shift – approx. 24 employees', plus security – 27, the data center could be another 20 employees.

Gloria Covell asked if they have other plants as well – Whit said Groveton is the first one and further explained. They have the support of Governor Sununu. J. Weagle said Groveton will be the pilot plant. A. Rossetto welcomed Whit to Groveton; and said the Planning Board has a letter drafted in support of the project- attached.

Whit looks forward to breaking ground and getting things going.

R. Irving said a question came up at a previous meeting about a safety concern with bulk storage of the hydrogen. It's made on demand, so there isn't any storage. It's designed like a hydro electric dam. It will be a very safe example.

Donna Jordan asked if they require any kind of inspections re: Safety and are there any safety requirements for this type of facility. Whit responded to Jordan regarding the regulatory requirements. There will be a thorough inspection before it starts operations.

R. Irving said we just updated the Towns Hazard Mitigation Plan, which includes this project. It will be available on Monday.

A. Beland asked about noise; Whit said there will be noise; it would be compared to a 10 mega watt plant. On a scale of 1-10 it will probably be around a 3.

A. Rossetto asked if they will be using a reciprocating engine for the hydrogen, how does it compare to a diesel engine. Whit said running on hydrogen will be much quieter. There will be mufflers / emission controls and the output is water vapor. With the air permitting group, the numbers are very low; they consider it cleaner.

J. Weagle asked about security for the plant. There will be a wall built around the plant, it will be manned with guards 24-7; plus, there will be a security system. It won't be easily accessible.

G. Brisson-Covell thanked Whit for taking the time for this discussion. The Planning Board is promoting this for his business and the Town.

Motion to sign the letter of support by: J. Weagle
2nd by: A. Rossetto, All in Favor 4-0

Alex Ritchie is working with R. Irving regarding the letters and coordinating with the SEC. Irving said they don't need to come back to the Planning Board but will need a building a permit.

4. Any Other Business to Come Before the Board

No further business was discussed.

Motion to adjourn by: J, Weagle
2nd by: A. Rossetto, All in favor 4-0

Meeting adjourned at 8:08 pm

GORDON & NANCY GRAY



317 Brown Road
Groveton, NH 03582
Phone: 603-636-1294
e-mail: graymistgn@gmail.com

October 10, 2018

Northumberland Planning Board
19 Main Street
Groveton, NH 03582

We are writing in relation to our recent application to the Planning Board for the Site Plan Review of our property on the Brown Road, which is currently in the process of being sold to Rotobec, USA.

We are requesting a waiver of the DOT driveway permit, which needs to be in place prior to your approval of the site plan. We would like to expedite the site plan approval so we can complete our sales and purchase agreement with Rotobec, who have time restraints for buying and initiating the construction of their building this fall. If the permitting and sale cannot be done in a timely manner, Rotobec will withdraw their plans to purchase this property and look into purchasing property in another state.

Due to our impending retirement, we are looking to sell this property as part of financing our retirement years, and if this sale falls through it will make it very difficult for us to follow through with our planned retirement. Therefore we are requesting a waiver, according to the Town's Site Plan review regulations, Section G -2a.

Thank you for your consideration in this matter.

Sincerely yours,

Gordon and Nancy Gray



Town of Northumberland
Planning Board
19 Main Street
Groveton, New Hampshire 03582
603-636-1450

October 10, 2018

Pamela G. Monroe, Administrator
New Hampshire Site Evaluation Committee
21 South Fruit Street
Concord NH 03301-2429

Re: Q Hydrogen Solution Corp's Application to the New Hampshire Site Evaluation Committee

Dear Ms. Monroe,

Please accept this letter of support for Q Hydrogen Solution's Application to the New Hampshire Site Evaluation Committee in order to construct and operate a renewable-energy power plant on the former Wausau Paper Mill site in Groveton, NH.

The Wausau Paper Mill was the heart of the community, driving the local and regional economy since the late 1800s. When it shuttered in 2007, 300 employees lost their jobs, down from a previous total of 700 employees when Wausau was at its peak operations, and the entire area felt its impact. The story of Groveton, NH unfortunately is not an uncommon one, and the effects of what happens when a paper mill is shuttered have been seen across New Hampshire. Thousands of jobs have been lost in Coos County over the past decade, primarily attributed to the nation-wide decline in the pulp and paper industry.

Since 2014, the Groveton site has been in the process of redevelopment with a plan to return employment opportunities to the area with a diverse mix of businesses locating on the site. To date, a large manufacturing outfit has located on the site, employing approximately 100 people. Q Hydrogen represents a tremendous opportunity to not only create additional employment opportunities through its construction and operations, but to expand on the economic development efforts underway in Groveton as it will allow for other businesses to locate on the site having direct access to affordable renewable power. The combined result could mean hundreds of future jobs, once again situating the former mill site as an economic hub.

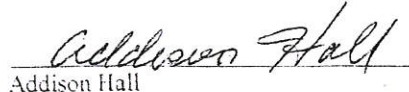
Q Hydrogen has spent years developing its proprietary technology and researching the best location for this flagship facility to be located. This represents a tremendous opportunity for the State of New Hampshire, not only to rejuvenate the area and offer long-term, stable economic benefits for residents and their communities alike, but Q Hydrogen's production methods will create the ability to render a clean, renewable fuel resource, further advancing the State as a leader in renewable energy and associated technologies.

From the Northumberland Planning Board's perspective, this effort is extremely meaningful for Coos County and the State and one that we need to work on together to see through to fruition. The Planning Board is pleased to support their efforts and we look forward to seeing this project become a reality.


Respectfully submitted,

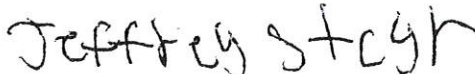
Northumberland Planning Board

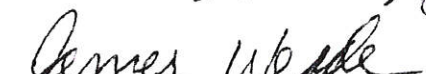

Gloria Brisson, Chair


Addison Hall


Alan Rossetto


~~Jeffrey St. Cyr~~ Elaine Gray


~~Elaine Gray (alternate)~~
Jeffrey St. Cyr


James Weagle (Selectman Representative)

****This institution is an equal opportunity provider and employer.****