

TOWN OF WEBSTER
PLANNING BOARD
COPART SITE VISIT
SEPTEMBER 15, 2014

At 1:07 pm Chairperson Rauth convened the Planning Board site visit regarding the Copart site plan review.

Present were Chairperson Rauth, Member Jere Buckley and Selectman Roy Fanjoy. Also in attendance were John Kostro, Copart Facility Manager, and Lisa Doherty, Copart Regional Manager. Citizens John Little and Rebecca Little were in attendance.

Selectman Fanjoy asked Mr. Kostro and Ms. Doherty to “walk us through” the steps in processing a vehicle into the Copart lot. During the walk through, questions were asked about checking for leaks in vehicles, using drip pans and storing fluids. Chairperson Rauth reviewed the DES Motor Vehicle Salvage Yard Environmental Compliance Manual page-by-page with the Copart managers. She stated the Webster Planning Board and Select Board have the authority to inspect and enforce the regulations since Copart is licensed as a junk yard by the Town.

This manual includes the Best Management Practices for storing vehicles that contain fluids. Most of the practices do not relate to Copart operations since Copart does not drain vehicles; store fluids; remove oil and filters; recover gas and antifreeze; wash parts; store parts; remove lead acid batteries; store scrap tires; or crush vehicles.

The Planning Board reviewed the practices for Storing Vehicles that Contain Fluids and Spill Response. No recovered fluids are stored on site. Leaks are cleaned up with the FM 186-2 Spill Clean Up material and the process is described in the Copart Program Manual for Hydrocarbon Spill Clean Up. Ms. Doherty provided the manual to the Planning Board.

For Site Control/Inspection, Mr. Kostro indicated the lot is inspected several times a week to identify potential problems and the problems are corrected in a timely manner. The ground surface was relatively clean of debris. Evidence of some small leaks were present and also areas that had been treated with FM 186-2 material.

The fuel storage tank is 650 gallons and is not considered a “regulated above ground storage tank.” Since it is below the 660 gallon size, it is neither a regulated AST nor required to be registered with the NH DES.

Under the Storm Water Management regulation, Mr. Kostro indicated there are no visible puddles or standing water when it rains.

Selectman Fanjoy asked if they know the location of the ground water quality test well used in 2011 and if they can provide the results of the Phase 1 Environmental Testing prior to the sale of the property to Copart, Inc. Ms. Doherty said she didn't have that information but she would try to obtain it.

Selectman Fanjoy asked questions about truck traffic in Webster after the 5 p.m. closing deadline. Mr. Kostro indicated a truck could finish loading in the front area of the lot after 5 p.m. He is informing the drivers of the schedule and routes.

The site inspection was concluded. The site plan review hearing was continued until the 9/18/14 Planning Board meeting.

The Planning Board members discussed options about environmental testing and an official traffic study and plan for financing roadway improvements. No decisions were reached. The meeting was adjourned at 2:15 p.m.

These minutes were approved as written at the September 18, 2014 Planning Board meeting.

Susan Rauth, Planning Board Chairperson

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