

Lakes Business Park Commission Minutes – February 13, 2018 6:30 pm

Chairman Ed Engler called the meeting to order at 6:30. Other Commissioners present were Tony Ferruolo, Leo Sanfacon, Greg Goddard, Henry Lipman & Frank Tilton. A quorum was established. Gilford Town Administrator Scott Dunn and Laconia City Manager Scott Myers were in attendance.

Steve Weeks from Weeks Commercial Real Estate was also present along with Stafford Oil Company representatives: Curtis Stafford, Steve Laramie, Jody Ameden & Steve Smith.

Draft minutes from the January 22 meeting had been distributed to the Commission in advance and Chairman Engler, hearing no corrections to those minutes, accepted them as submitted.

S. Weeks introduced the representatives from Stafford Oil and indicated that they were interested in Lot #18 in the Park for construction and operation of a propane distribution system. Lot #18 is approximately 3.5 acres and is listed at \$190,000.

General discussion ensued.

C. Stafford indicated that Stafford Oil was looking to add propane operations to their current business offerings. They would be constructing above ground propane storage tanks and the contours on Lot #18 offered some natural screening. There was the potential to create 5-10 new jobs within their organization and he estimated the taxable value of the project, land & construction, would be approximately \$500,000.

There would be up to three 30,000 gallon storage tanks on site. Tanker trucks capable of holding 10,000-12,000 gallons would make deliveries to the storage tanks. Smaller delivery trucks (bobtails) would be utilized to make the local deliveries and would be stored overnight on site. The business would grow over a period of years so truck traffic would increase as delivery customers increased. A maxed out facility would have up to 15 tanker truck deliveries a week. Initial estimates are that 100,000 gallons of propane a year would run through the facility. Successful business growth would have that number increase to 1 million gallons in five years. The delivery trucks could come back to the facility 2-3 times a day in order to refill. There would most likely be 2-3 delivery trucks. There would be a secured gate on the driveway to limit access and minimal nighttime lighting would be required.

Stafford Oil indicated they had spoken to the Gilford and Laconia Fire Chiefs and that they would be regulated by the State Fire Marshall's office.

The consensus of the Commission was that this type of use in the Park was acceptable to them.

Stafford Oil representatives left the meeting.

S. Weeks updated the Commission on the counter-offer that was made to Arbortech for Lot #14 in the Park. At this time, Arbortech has rejected the counter-offer and is sticking with their initial offer. The consensus of the Commission was that Lot #14 is a prime lot and a focal point in the Park and they are sticking with their counter-offer. Unless there is a change from Arbortech, the Commission considers Lot #14 to be back on the market at its \$136,000 asking price.

Seeing no other business to come before the Commission and without objection, E. Engler declared the meeting adjourned at 7:05 pm.

Minutes prepared by S. Myers.