

Meeting Minutes
May 6, 2014
HW, PS, CE, RO, BD, SB, JK, HK, KM, SH

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
May 6, 2014

DATE: May 6, 2014 **TYPE:** Public Meeting **APPROVED:** May 20, 2014

TIME: 7:00 pm

CALL TO ORDER:

ROLL CALL MEMBERS: Chairman Hank Whitney, Vice Chairman Phil Simeone, Charlie Eicher, Bruce Donati, Sam Bouchie, Jonah Ketola

ROLL CALL ALTERNATES: Kim McCummings, Holly Koski

ABSENT:

EX OFFICIO: Roberta Oeser

PLANNING DIRECTOR:

PLANNING SECRETARY: Susan Hoyland

APPOINTMENT OF ALTERNATES

OTHERS PRESENT: Kirk Stenersen, John O'Day, June Sailor-O'Day

Pledge of Allegiance

1. Announcements

Roberta Oeser announced that the Meeting House Open Mike starts Friday at 7PM.

Bruce Donati updated the Board on the EDTF meeting that took place Monday at the Library. He reported that members for Franklin Pierce and ConCom are needed. The monthly meetings will take place on the second Monday of each month at 8:30AM. Bruce Donati will be meeting with Jane Pitt and Burt Goodrich on May 28, 2014 to discuss the EDTF.

Phil Simeone updated the Board on the Pearly Pond grant process will be wrapping up soon. Holly Koski said that the Pearly Pond Association will be having a June meeting that Phil might want to attend.

2. Approval of Minutes

a. April 15, 2014

MOTION: Phil Simeone moved to approve the minutes of April 15, 2014. Roberta Oeser seconded the motion. **Vote: 7-0-0**

b. April 15, 2014 non-public

MOTION: Phil Simeone moved to approve the minutes of April 15, 2014, nonpublic session. Roberta Oeser seconded. **Vote: 7-0-0**

3. Old Business

Chairman Hank Whitney updated the Board on his meeting on April 16, 2014 with the Board of Selectmen. He said that he informed the BOS that the staffing plan presented was just for this year

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and that, in the future, perhaps this fall, the Planning Board will begin a search for a Planning Director.

4. New Business

a. CONCEPTUAL CONSULTATION: Diane and Aaron Seppala, Tax Map 7 Lot 16.

Susan Hoyland said that Diane Seppala had contacted the Planning Office asking what she needed to do to open a Fitness Center at the Sepco building in existing rental space. In the absence of a Planning Director to make that decision, Susan Hoyland referred her question to the Planning Board.

MOTION: Roberta Oeser moved that Site Plan Review is not needed. Bruce Donati seconded.

Vote: 7-0-0

b. CONSIDERATION OF an application for Site Plan Review for a retail showroom/warehouse for a kitchen and millwork sales business submitted by Rodney Seppala on behalf of Triumph Interiors, Inc. The property is located at Tax Map 31, Lot 9-2 at 1090 NH Route 119 in the Gateway East Zoning District.

Kirk Stenersen, Higher Design, PLLC representing Rodney Seppala and Triumph Interiors presented his application for Major Site Plan Review to the Board and spoke to the following:

General:

- This plan is for the new construction of a 6600+ square foot retail showroom and warehouse and a future warehouse in the back of the lot, to be built at a future date.
- The parcel is approximately 3.3 acres in area.
- Currently this lot is a vacant wooded lot with a wetlands system that runs west to east through the property that is fed by an 18' culvert and bisects the property.
- This business is currently located in the Sepco building just up the street but they are running out of space and looking to relocate.
- The front area of the building near Route 119 will be showrooms, meeting rooms and offices and the back will be warehouse space for cabinets and millwork. Parking is located to the side of the building.

Wetlands/Stormwater:

- There is a wetland crossing and the application has been submitted to ConCom. Phil Simeone said that ConCom was supposed to have had a meeting last week, but had no quorum, so that will be seen at their next meeting.
- Kirk Stenersen said that storm water from a majority of the developed portions of the site, including the two proposed buildings, will be directed to two storm water detention basins.
- The storm water detention basins will store and treat the storm water runoff prior to discharging to the existing wetlands on the property.

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- In complying with 4G of the Wetland Ordinance, the driveway access across the wetlands does have a cross slope to it, a side is curved and that outlets into the detention basin – that is treated before it outlets to the wetlands.
- The basins have been designed so that there is no storm water runoff for storm events that are one inch or less and the overall peak rate of flow for the entire site is less at the post development conditions than at the pre-development conditions.

Permits:

- The wetlands permit application has been completed and is with ConCom. Also submitted are the septic design to DES; and the Driveway Permit to DOT. Total area of disturbance on this site is approximately 85,000 sf. which is less than 100,000 sf so that an Alteration of Terrain permit is not required.

Signage:

- Plans are included for a free standing sign, lit from above with a little roof and downcast lighting (32 sf) and a building sign (16 sf). Signs meet the requirements of the Sign Ordinance.

Lighting:

- Proposing three site lights for parking lot, 2 for area and 1 for loading dock, LED downcast lighting which meet the lighting requirements.

Impact Fees:

- The applicant is looking for relief from Impact Fees. This is an existing business in town just moving down the road. He has been in business for about six years. This will provide jobs in town. This is an existing lot of record.

Phil Simeone asked about the amount of the Impact Fees. Kirk Stenersen said this would be approximately \$2700 for the showroom/warehouse and another 3075 for the proposed future warehouse for a total of approximately \$6000.00.

Roberta Oeser said since tractor trailers will be turning around in the back lot, even though the building will not yet be there, has the applicant considered lighting? Kirk Stenersen said there are no plans for lighting back there until the warehouse is built. Phil Simeone asked about lighting on the building itself. Kirk Stenersen said, by code, the applicant must have lighting by each door, but it will be residential in nature.

Jonah Ketola asked if the applicant had considered putting a gate on the back parking area/future building to deter kids from hanging out in that area. Kirk Stenersen said it hadn't been thought about. Jonah Ketola asked what the surface was on the driveway in the wetlands area. Kirk Stenersen said that is paved. Jonah Ketola asked why Select Concrete had pervious concrete. Kirk Stenersen said, that the regulation has changed since then, previously, paving was not allowed, but it is now, as long as you divert the flow and treat it. Hank Whitney asked if the paved area would be sub graded. Kirk Stenersen said yes it would be. Bruce Donati asked for the total percentage of impervious surface. Kirk Stenersen he didn't know exactly, but that it was well under the requirement. Kirk said that the total area of disturbance is about 85000 sf and the total lot area is about 144000 sf.

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MOTION: Roberta Oeser moved to accept the application as substantially complete. Phil Simeone seconded the motion. **Vote: 7-0-0**

Chairman Hank Whitney opened the Public Hearing, requesting input from the Board first

Phil Simeone and Bruce Donati highlighted some areas on the Site Plan Review Checklist where they had questions.

- Why was the Chiropractic Office not shown? Kirk Stenersen said it is far enough away not to be shown on the plan.
- Phil Simeone asked about the provisions for Fire Prevention and Control. Kirk Stenersen said they will address whatever Rick Donovan requires at the time of building permit.
- Bruce Donati asked for clarification on the abutter's use of properties. Kirk pointed this out on the existing conditions plan.
- Bruce Donati asked about the drainage arrow on Sheet 4, 143 B and would there be any impact on the abutting property. Kirk Stenersen said there would not be.

Chairman Hank Whitney asked for input from the audience. There were no abutters present and no letters received.

Kim McCummings said that a site walk may be something to consider for this process. After some discussion, the Board took a straw vote and decided against a site walk. Phil Simeone said that ConCom may want to visit this site.

The Board discussed the applicant's request for relief from Impact Fees and determined that this building is new construction and therefore would be subject to Impact Fees.

Hank Whitney asked if the utilities would be underground. Kirk Stenersen said he believed that that's what they would do.

MOTION: Roberta Oeser moved to approve the application for Major Site Plan for Triumph Interiors with the following conditions: Charlie Eicher seconded the motion. **Vote: 7-0-0**

NHDES Septic Construction Approval
NHDES Wetlands Dredge and Fill Approval (Subject to ConCom review and endorsement)
NHDOT Driveway Permit Approval

5. Planning Department Report

a. Driveway Bond Van Dyke

- On 8/3/2006, Jamison Van Dyke applied for a Driveway permit for property located on Woodbound Road, Map 11, Lot 1-2. He paid a \$500 bond at that time. The bond is still being held in escrow as the driveway was never built and therefore

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never approved. This property was conveyed from Robert VanDyke to Maurice C. Delisle on June 30, 2009. There is no house on this property.

MOTION: Roberta Oeser moved to return the 2006 driveway bond to Jamison Van Dyke for Map 11, Lot 1-2 and in so doing revoke the driveway permit for Map 11 Lot 1-2 Phil Simeone seconded the motion. **Vote: 7-0-0**

Roberta Oeser asked Susan Hoyland to tell Dave Duvernay about this and that Dave can write a letter to the current owner.

b. Tim Halliday-Alternate

Tim Halliday had offered to serve as an alternate when Kim McCummings was unable to complete her term. It was Tim's understanding, that once elections took place, he would then step down.

MOTION: Roberta Oeser moved to end Tim Halliday's term as of today, Phil Simeone seconded the motion. **Vote 7-0-0**

c. Letter to include with applications re: fees for engineering review

MOTION: Roberta Oeser moved to include a letter with all applications addressing engineering review fees, the cost of which will be borne by the applicant. Hank Whitney seconded the motion. **Vote: 7-0-0**

d. Map 5 Lot 9-5-1 inspection of removal of fill from wetlands buffer

MOTION: Roberta Oeser moved to table the discussion of inspection of fill in wetlands buffer at Map 5 Lot 9-5-1, Phil Simone seconded the motion. **Vote: 7-0-0**

6. Discussion of Consultant Contract

The Planning Board and Kirk Stenersen discussed the proposed contract for his consulting services to the Board. It was determined that a resume would be helpful and that Board members would draft a list of duties to discuss with Kirk at the next meeting on May 20, 2014.

Adjourned at 8:20 PM

Respectfully submitted,

Susan Hoyland
Planning Secretary