

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
February 2, 2016**

**DATE: February 2, 2016    TYPE: Public Meeting    APPROVED: March 1, 2016**

**TIME: 7:00 pm**

**CALL TO ORDER: 7:00 PM**

**ROLL CALL MEMBERS:** Phil Simeone, Bruce Donati, Charlie Eicher, Jonah Ketola, Jason Paolino

**ROLL CALL ALTERNATES:** Holly Koski

**ABSENT:** Sam Bouchie, Cheves Walling

**EX OFFICIO:** Dan Aho (arrived at 7:05PM)

**PLANNING DIRECTOR (Interim):** Kirk Stenersen

**APPOINTMENT OF ALTERNATES:** Holly Koski for Sam Bouchie

**OTHERS:** Roniele Hamilton, Bob Hamilton, Gillian and Al L'Eplattenier, Larry Cleveland, Carol Cersosimo, Ben Asaff

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Pledge of Allegiance

**Call to order and Roll Call by the Chairperson**

**Appointment of alternates**

Chairman Phil Simeone appointed Holly Koski to sit for Sam Bouchie

**Approval of Minutes**

1. January 19, 2016

**MOTION:** Bruce Donati moved to approve the minutes as written. Jason Paolino seconded the motion. **Vote: 6-0-0** (Dan Aho not in attendance)

**New Business/ Public Hearings**

1. CONSIDERATION OF AN APPLICATION for a Minor Site Plan Review for a Mobile Pizza business submitted by Ben Asaff and Carol Cersosimo. The property is located at Tax Map 31, Lot 3 on NH Route 119 in the Gateway East District.

Chairman Phil Simeone said that this applicant had been before the Board for a Conceptual Consultation and at the Board's request, is returning for a Minor Site Plan Review.

He asked Ben Asaff and Carol Cersosimo to explain their plan to the Board.

Ben Asaff said:

- That the driveway into this lot already exists and that the State Driveway Permit has been received.

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- There is power on this property but no water or septic.
- The stones that are on the ground will stay, but a grass area and picnic tables will be added
- The proposed building will be tucked in on the Sunoco Gas Station side. It will not be built right away. It will have two -20 foot garage doors and will be used for storage of the mobile unit and as a shelter from the rain. .
- There will be no customer seating nor customer admittance into this proposed building.
- An area for parking will be provided on this lot

Chairman Phil Simeone asked about the buffer between this lot and the residence next door. Ben Asaff said he had spoken with the owner, and that he would like to see a fence on that side.

Planning Director Kirk Stenersen asked to keep the comments to completeness of the application at this time.

**MOTION:** Jonah Ketola moved to accept the application for Tax Map 31, Lot 3 on NH Route 119 as substantially complete. Dan Aho seconded the motion. **Vote: 6-0-1** (Bruce Donati voted no)

Vice Chairman Bruce Donati asked if this plan followed the completeness checklist for Site Plans in the Planning Office. Planning Director Kirk Stenersen said that, as this is a minor site plan, it does not need to and that it is up to the Board to decide what is required.

Bruce Donati referred to the regulations and asked if the requirements listed there were only for Major Site Plans. Planning Director Kirk Stenersen said that, similar to the Subdivision Regulations, where less is required of a Technical Subdivision than a Minor Subdivision, Site Plan Regulations requirements can be less for the Minor Site Plan, at the Board's discretion.

Planning Director Kirk Stenersen said that the Site Plan Checklist in the Planning Office was created to match the criteria of the Site Plan Regulations by the Planning Office and is not part of those regulations. Planning Director Kirk Stenersen said ultimately, it is up to the discretion of the Board. Chairman Phil Simeone said he agreed that it is up to the Board. Kirk Stenersen said that the field house built at Franklin Pierce University was a Minor Site Plan and certainly that plan required more than this proposed use does.

Charlie Eicher asked for more information on the proposed structure. Ben Asaff said that the proposed building will not be built right away. He said that he has spoken with Rick Donovan about this and it will be addressed with the Building Department at that time. Planning Director Kirk Stenersen read into record an email from Rick Donovan to Susan Hoyland:

Susan, I have spoken to Ben about his project on NH RT 119, I do not have any issues with the proposed site plan. Ben will meet with the Fire/Building Dept when he is ready to proceed with the building. Thanks, Rick

Dan Aho asked if when this building is built, it would come back before the Board. Planning Director Kirk Stenersen said that is up to the Board.

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Chairman Phil Simeone asked about lighting. Ben Asaff said that at this time, this is a daytime business and is a limited business at that. It will not be seven days a week. There will be no exterior lighting, except for perhaps one light on the building, and no lighted sign at the road.

Jonah Ketola asked about water on this site. Ben Asaff said he can't say that it will never happen, but at this time, he doesn't see that happening for at least two years. Jonah Ketola said, if a septic plan is ever needed, it will show a full blown site plan on that at that time. Jonah Ketola said, at this time, they are just trying to get Ben Asaff's business up and running at this location.

Ben Asaff said, if things change to a large degree, they will come back before the Board.

Holly Koski asked if this was the same set up that they use at the Rindge Farmer's Market. Ben Asaff and Carol Cersosimo said that it would be similar to that with the addition of a van that they use for food prep. Holly Koski asked how many picnic tables would be set up. Ben Asaff said 4 tables are shown on the plan at this time.

Phil Simeone asked about Food Service Approvals. Ben Asaff said he is licensed through mobile food licensing.

Bruce Donati asked if the parking spaces will change day to day as this is a mobile business. Ben Asaff said their goal is to set up on the Gas Station side to have as little impact as possible on the residential side. Bruce Donati asked about handicapped parking. Ben Asaff said they could put a handicapped parking sign there. Ben Asaff said a lot of times they just hand deliver the pizzas right to the person.

Bruce Donati said he would like Ben to make a note on his plan referring to the TF Moran plan from a previous Site Plan that is located in the Planning Office files.

**MOTION:** Charlie Eicher moved to approve the application for Minor Site Plan for Mobile Pizza Business submitted by Ben Asaff and Carol Cersosimo. The property is located at Tax Map 31, Lot 3 on NH Route 119 in the Gateway East District. Jonah Ketola seconded the motion. **Vote: 7-0-0**

### **Reports of Officers and Subcommittees**

Kirk Stenersen said that the Master Plan Subcommittee will meet next Thursday. Holly Koski asked if Kirk Stenersen would be sending out the drafts for the Board members to review. Kirk Stenersen said that he would be.

Jason Paolino said that Jan Griska and Jane Pitt and he have been working on some Blasting and Construction regulations and that they have a working draft copy which will be distributed soon. Chairman Phil Simeone said that he has reviewed the draft and the beginning of it follows the state regulations pretty well, but that there will need to be some 'tweaking' done by the Board on some of this. Holly Koski asked if the Pipeline Taskforce would be involved in this. She said she has not seen this yet. Chairman Phil Simeone said he believes that this was a subcommittee of that

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Taskforce and that at some point, it would come back to the Task Force. Holly Koski said she would ask Jane Pitt.

**Planning Office Report**

Charlie Eicher asked when the Board's next work meeting would be. He said he wondered if, to Bruce's point earlier this evening, the Board could look at the Site Plan Checklist and work on it. Chairman Phil Simeone said he was planning to wait until after elections, and then form a Site Plan Regulation subcommittee to begin reviewing the Regulations. Planning Director Kirk Stenersen said that Site Plan Regulations are on the list of things that need to be done.

Adjourned at 7:32 PM  
Respectfully submitted,  
Susan Hoyland  
Planning Secretary