

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
April 5, 2005  
MINUTES**

**DATE: April 5, 2005      TYPE: Public Meeting      DATE APPROVED: 04/19/05**

**TIME:** 7:00-10:30 PM. James Hoard

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

**ROLL CALL:** James Hoard, Kate Duffy, Craig Cypret, Roberta Oeser, Dave Tower, Dick Isakson, Tim Halliday, Robyn Payson, Jo Anne Carr

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**APPOINTMENT OF ALTERNATES –Dick Isakson for Dr. Gerry Parker**

**Letters and Announcements**

- James Hoard opened the meeting and read a letter into the record from David Drouin. Mr. Drouin detailed improper recusal practices he witnessed at the Planning Board Meeting of March 15, 2005. He suggested the Board address this issue at the next work meeting. The letter is on file at the Planning Board Office. Katie Duffy stated that the Board would make every effort to prevent any future errors and alleviate any public concerns about procedure.
- James stated that he received letters from Kim McCummings, Dick Isakson, and Robyn Payson who are interested in being re-appointed as alternates. They will have first consideration. An advertisement will be placed in the local paper for additional candidates, and run for two weeks. Further discussion of appointments will be at the May 3<sup>rd</sup> meeting.

Jo Anne distributed copies of the Impact Fee Schedule adopted by the Board March 29 and Planning Office Updates. This will also be available on the Town Website. Jo Anne also addressed the administrative issues discussed at the work meeting March 29<sup>th</sup>. Replacement books requested by the Board with all current ordinances and the Master Plan will be printed and distributed.

**OLD BUSINESS**

**Approval of Minutes:**

**03/15/05** Katie Duffy moved to approve the minutes Dick Isakson 2<sup>nd</sup>. The minutes of March 15, 2005 were approved unanimously.

**03/22/05** Dick Isakson moved to approve the minutes Katie Duffy 2<sup>nd</sup>. The minutes of March 22, 2005 were approved unanimously with amendment.

Dick Isakson made comments about the motion Katie Duffy made regarding accepting Tim Halliday as ex-officio to the Planning Board, as this had never been done before. The conflict was the issue of the Board of Selectmen not the Planning Board. Katie Duffy stated that it was her intention that the Planning Board accept The Board of Selectmen's designation of Tim Halliday as Ex-officio to the Planning Board, just because there had never been controversy before so the Planning Board was supporting the majority of the Selectmen. Moreover, she felt it was necessary as a board that they accept the Selectmen's designation.

**03/29/05** Dave Tower moved to approve the minutes Katie Duffy 2<sup>nd</sup>. The minutes of March 29, 2005 were approved unanimously.

## **NEW BUSINESS**

### **Minor Subdivision**

#### **Map 8 Lot 35-3 Bancroft Rd.**

#### **John Heikkinen and William Gordon**

Jedadia Paquin representing John Heikkinen and William Gordon with a Minor Subdivision on Bancroft Road. The subdivision meets frontage and acreage criteria Mr. Paquin presented preliminary septic design in relationship to the proposed locations of the houses, which meet all setbacks. Waivers were requested for soils data, topography, and wetlands delineation. Motion to accept the waivers was made by Dick Isakson, Dave Tower 2<sup>nd</sup>. The motion was carried unanimously. Motion to accept the plan was made by Dave Tower Tim Halliday 2<sup>nd</sup>. The plan was accepted unanimously. Katie Duffy made a motion to approve the plan, Dick Isakson 2<sup>nd</sup>, the plan was approved unanimously.

### **Site Plan Amendment**

#### **Map 6 Lot 98 Walmart**

#### **Steve Palmer**

Mr. Palmer, manager of the Rindge Walmart store presented an amended site plan addressing violations regarding storage trailers and a Site Plan amendment including a Green House located in the parking lot. He explained that trailers have been moved at the request of the Fire Chief to locations that did not impede access of Life and Safety Equipment to the store. There are currently 18 trailers in the parking lot Dave Duvernay asked if the Board was content with this as a permanent solution. Craig Cypret was concerned that although there were an acceptable number of trailers in the parking lot now, in a few months the problem could re-occur. Tim Halliday said that the Greenhouse seemed straight forward, it looked fine and it didn't seem to have a negative impact on parking. Dick Isakson said that this issue needed to be revisited as it has been an on going concern over the years. Craig Cypret said that he wanted to see Walmart come back in a year with a more permanent solution. Dave Tower moved to accept the Site Plan Amendment, Craig Cypret 2<sup>nd</sup>. The Site Plan Amendment was accepted unanimously. Dave Tower made a motion made a motion to approve the Site Plan Amendment with the following conditions:

1. The Fire Chief will have to provide written report of an inspection and the applicant will have to comply with specific recommendations of the Fire Chief.
2. The maximum number of storage units is to be determined by the Fire Chief.
3. All units must comply with the Town of Rindge Building Code.
4. The Planning Board must review this amended plan within one year of approval.
5. This approval may be revoked if the above conditions are not met.

Craig Cypret 2<sup>nd</sup>, motion approved unanimously.

### **Technical Subdivision**

#### **Map 6 Lot 81-3 Map 6 81-4**

#### **Dana Olson Scott Hakala**

Mr Olson and Mr. Hakala presented their Technical Subdivision which is a lot line adjustment and did not result in the creation of a new building lot. Map 6 Lot 81-3 will be 6.30 acres and Map 6 Lot 81-3-4 will be 4.82 acres. Dick Isakson moved to accept the plan, Tim Halliday 2<sup>nd</sup>. The plan was accepted unanimously. Tim Halliday made a motion to approve the plan, Craig Cypret 2<sup>nd</sup>. The plan was approved unanimously.

## **CONTINUANCES**

### **Minor Site Plan, Map 6 Lot 18**

#### **Foggs Mini Mart**

#### **Evelyn Fogg**

**Dave Tower recuses himself, Robyn Payson is appointed alternate in his place.**

Evelyn Fogg returned to the Planning board to satisfy the conditions of her approval on March 15, 2005. To, to mark the lanes for incoming and turning traffic on the plan, and that by April 5, Dave Duvernay and Liz Weston will come in with a plan to clean up the remaining debris on the site. Katie Duffy made a motion to approve the plan. Craig Cypret 2<sup>nd</sup> the plan was accepted unanimously.

**Dave Tower re-assumes his seat on the board.**

### **Site Plan Review Question**

Les Cypret addressed the Board with questions regarding his upcoming Site Plan Review hearing. He asked if this hearing was a Formal Hearing and if it would need to be advertised. Code Enforcement Officer Dave Duvernay stated that the reason for the Site Plan Review was to address new traffic flow, topography, landscaping and other issues. Jo Anne Carr said that she had met with the Cypret's and that this case preceded her, with Gerry Coogan and the request was to come back for an Amended Site Plan. Mr. Duvernay said that Mr. Cypret withdrew his Amended Site Plan, because Mr. Cypret was not going to build the addition but he had made other changes making it necessary to come to the Board for a Site Plan Review. Katie Duffy asked if there had been any changes to the building. Mr. Cypret said that there have been no exterior changes. The issues are on a second lot where there had been trees removed. Subsequently, he had been asked to provide a Site Plan. He went on to say he was prepared to present a plan to the Board, he only wanted to be sure of the correct procedure. Dave Tower stated he remembered the situation, and that he and Dick Isakson had visited the site. Mr. Cypret agreed that he remembered that. Dave Tower went on to say that in a case like this, the application fee would be waved and only the advertising fees would be charged, but it would be a Public Hearing. Jo Anne stated that she informed Mr. Cypret that the application fees were indeed waved and that all he needed to pay was the \$50.00 for the Legal Notice in the newspaper.

### **Major Site Plan**

#### **Map 2 Lot 59-3-4, Sears**

#### **8 Sears Drive Realty**

**Katie Duffy recuses herself, Robyn Payson is appointed alternate in her place.**

Anthony Cleaves of Whitman Bingham Associates presented the amended design for the new Sears building owned by Kevin Stroschine. Since the last meeting, DES approval to fill the wetlands had been received with conditions, as well as approval for the septic system. The new design of the building include, some breaks in the roof line, and adding more windows and doors on one side of the building. The most significant improvement being a porch on the front of the building. Robyn Payson asked if there had been any consideration of vinyl siding to cover the vertical metal lines on the building. The response was that it could be done, but it would be an additional expense to the owner. There were also questions from board members, about possible roofline adjustments and window placement. Dave Tower said that the plan presented was a significant improvement over the first design. However, he was concerned that as the

architecture of this building would set the tone for future development in the area, does it adequately represent the Village Design concept the Town is looking to promote. Jo Anne suggested using landscaping to help break up the long expanse on the side of the building. Tom Duffy asked if both the north and the south side of the building would be the same. The response was that it would not be. The South side of the building will remain the same with the straight roofline. Roberta Oeser pointed out that the architectural drawing did not look like it had the correct perspective making it very difficult for the board to make a fair judgement, Craig Cypret agreed. Katie Duffy said that she felt that both sides needed to be the same and that some kind of siding or landscaping should be used. The Board asked for further design considerations for the continuance to the next meeting. Jo Anne outlined other issues that were outstanding.

- Final landscaping plan
- Lighting
- Signage
- Drainage Review
- Driveway Access Review

Anthony Cleaves said that he had submitted a Driveway Review Permit to Rene Fish at the DOT office. Grading, road width and turn radii. Jo Anne suggested that the traffic flow be reviewed by the Highway Dept. and Police and Fire Dept would review the State Highway Driveway Access. There were other discussion with Tom Duffy and Mike Sebor regarding access road and driveway issues pertaining to Sears project.

This matter is continued to April 19

### **Benjamin D. Frost**

Ben Frost of the New Hampshire Office of Energy and Planning, came to the meeting and gave a short question and answer session to clear up confusion about the application of Impact Fees.

### **Planned Unit Residential Development – Continued Hearing**

#### **Map 50 Lot 52-2, off Meadow View Road**

#### **Robert Van Dyke**

#### **Katie Duffy reassumes her Planning Board seat, Dave Tower recuses himself. Robyn Payson is appointed alternate.**

Bob VanDyke presented his plan with the updates requested by Normandeau Associates planning board. He also had received his Wetlands Permit and Site Specific Permit. His request to DOT for an additional curb-cut was granted with no changes.

#### Phasing Schedule

2005	5 Single Family	
2006	4 Town Houses	1 Single Family
2007	4 Town Houses	1 Single Family
2008	4 Town Houses	

#### Vesting and Active and Substantial

For the purposes of vesting under RSA 674:39 “Active and Substantial” Is defined for this application as; completion of road work less final coat, utilities and drainage with in 12 months of final approval. “Substantial Completion” will be determined as allowed under the “Phasing” schedule. That is the project shall be considered “Substantially Complete” at the four year period after final approval providing the developer has maintained the phasing schedule.-Impact fees do not apply because Mr. Van Dyke submitted his application before the Impact Fee Schedule was adopted.

The name of the new road will be “White Tail Run”

Dick Isakson made a motion to approve the plan Robyn Payson 2<sup>nd</sup> the Plan was approved unanimously.

- Condition-Subsurface and Wetland approval
- Adopt Phasing Schedule
- Adopt Language for vesting

Final Plat hearing will be held April 19, 2005

Katie Duffy recommended a Work Meeting for April 26, 2005

Motion to adjourn-James Hoard

Dick Isakson 2<sup>nd</sup>

Meeting Adjourned

**Meeting Adjourned 10:30pm**

**NEXT MEETING**

**April 19, 2005**

Respectfully submitted,

Robyn Payson