

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
August 4, 2009**

DATE: August 4, 2009 TYPE: Public Hearing DATE APPROVED: 9/1/09
TIME: 7:00PM-9:05PM CHAIR: Kim McCummings
CALL TO ORDER: 7:00PM
ROLL CALL MEMBERS: Kim McCummings, Roberta Oeser, Rick Godin, Kirk Stenersen, Tim Halliday, Hank Whitney
ROLL CALL ALTERNATES: Robyn Payson, Art Fiorelli, Chris Asaff
EX OFFICIO: Burt Goodrich
PLANNING DIRECTOR: Jane Pitt
PLANNING ASSISTANT: Robyn Payson
APPOINTMENT OF ALTERNATES NA

Announcements

Jane reminded the Board about the meeting on Tax Increment Financing which will be held at the town office tomorrow.

Old Business

Major Site Plan

Map 6 Lot 99-3 Commercial Lane

Galaxy Development

Sean Malone

Jane read the information about the Tractor Supply Company was provided by the applicant.

Sean Malone from Oak Engineers reviewed the updates to the plan that were made since the last hearing. Mr. Malone then answered the list of questions submitted after the end of the last hearing.

Sean said they received state wetlands permit

Architect Lou Allevato distributed a rendering showing an elevation of the Tractor Supply store as well as the remaining façades as they will be seen from the vantage point of leaving the Wal-Mart/Hannaford parking lot. The tubular steel columns have been removed from the Tractor Supply store in favor of a rectangular block column. The light fixtures are now shown as full cut off fixtures.

Reconsideration of Traffic Study

Jane reviewed her plan memo and discussed her previous decision for the developer to update the traffic study. Upon further discussion with the developer and considering the fact that the size of the development has diminished by 60% a traffic study is not necessary at this time. Jane agreed to recommend waiving the traffic study at this time with the following condition:

If there are traffic problems at that intersection after at least one selling season that can be attributed to the development, the developer will update the traffic study.

Kirk Stenersen made a motion to reconsider the need for a traffic study Roberta seconded the motion. Motion carried unanimously

Tim Halliday made a motion to waive the traffic study subject to the condition listed by Jane. Roberta seconded the motion the motion carried unanimously.

There was a question raised as to whether the new tenants would have to come in for Site Plan Review

Art asked who would make the determination if a traffic problem had arisen. Jane said the Chief of Police would make the primary determination. Sean Malone said DOT also monitors traffic.

Chris Asaff asked if the other tenants would have to come back for Site Plan Review. Eliot said he would understand if there were any changes to the building footprint he would imagine they would come back but otherwise they wouldn't think they would have to. Following a discussion it was determined the new tenants should not have to come in to the Planning Board for Site Plan Review.

Conditions of approval

Kirk Stenersen made a motion that condition 1 should read

1. No road salt is to be stockpiled on the site.

Roberta seconded the motion the motion carried Kim and Rick voting No.

Roberta motion to strike condition #5

5. The hours of operation of the site shall be no earlier than 8:00am and no later than 8:00pm

Tim seconded the motion. The motion carried to strike condition #5 with Burt and Kim voting No.

Kirk made a motion to change condition # 7 to read:

- 7 No deliveries shall be made to the site between the hours of 12am and 6am.

Roberta seconded the motion the motion carried unanimously.

Final List of Conditions

Kirk made a motion to approve the application with the following amended conditions:

1. No road salt is to be stockpiled on the site.
2. No harmful chemical herbicides pesticides or fertilizers (except zero phosphate, slow release nitrogen fertilizers) shall be used on site and any such materials stored on site shall be stored indoors
3. Only zero phosphate slow release nitrogen fertilizers shall be used on the sites landscaped areas.
4. No storage of equipment or materials shall be permitted in the parking areas.

5. All external signs on the site shall be down-lit. Wall lights shall be shielded. With the exception of security lights, parking all exterior lights shall be turned off 1 hour after closing.
6. No deliveries shall be made to the site between the hours of 12 am to 6 am.
7. Site drainage systems shall be maintained on a yearly basis or more frequently if necessary
8. Fire access and fire safety shall be subject to the approval of the Fire Chief
9. All state permits shall be obtained and complied with
10. This project is subject to the Town of Rindge Impact Fee Ordinance.
11. A traffic study may be required later if it is determined by the chief of police or New Hampshire DOT that such traffic problems can be attributed to the operation of the shopping center.

Tim Halliday seconded the motion. Motion carried unanimously

New Business

Minor Subdivision

Map 2 Lot 59-3-1

Tom Duffy

Jane reviewed her plan memo.

The purpose of this Subdivision is to divide this parcel into three lots. This property is located in the Residential Agricultural and Business Light Industry Districts.

59-3-1 will 3.89 acres and 311 feet of frontage on Route 202

59-3-6 will have approximately 28 acres and 400 feet of frontage on Route 202

59-3-7 will have approximately 70 acres and approximately 1257 feet of frontage on Route 202.

All lots receive their access off Route 202 via Sears Drive. The applicant intends to construct one single family home on lot 59-3-1.

Tom Duffy described the Minor Subdivision

Kirk made a motion to accept the application as complete. Roberta seconded the application the motion carried unanimously.

Kirk said will need state subdivision approval.

Following a brief discussion, Roberta made a motion to approve subject to the following conditions

1. State subdivision approval of lot 59-3-1
2. This Subdivision is subject to the Town of Rindge Impact Fee Ordinance.

Kirk seconded the motion. The motion carried unanimously.

Informal Consultation

Minor Site Plan

US Cellular

Map 6 Lot 69-1 Jones Farm

KJK Wireless

Ken Kozyra and Doug Wilke to discuss the possibility of extending the height of the existing facility located at Jones Farm to a height of 190 feet. This will allow for collocation of additional cellular phone providers including Verizon Wireless. Another benefit to the expanded facility will be 3G High Speed Internet access which will be upgraded to 4G when it becomes available.

Burt Goodrich asked how much of the town will be covered because having high speed access all over the town is a big deal to us.

Mr. Kozyra said he would demonstrate the difference in coverage after the upgrade to the tower at the Public Hearing.

Planning Board Representatives on Town Committees

Economic Development Committee-Dave Tower was the Planning Board representative. Since he left the Board there has been no Planning Board representation on the Committee. Kirk Stenersen volunteered.

CIP-Kim will remain as the Planning Board representative on the CIP committee

Meeting adjourned 9:05

NEXT MEETING

Sept 1, 2009

Respectfully submitted,
Robyn Payson