

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
August 5, 2008**

DATE: August 5, 2008 TYPE: Public Hearing DATE APPROVED:12/9/08
TIME: 7:00PM-9:15 CHAIR: Kim McCummings
CALL TO ORDER: 7:00PM
ROLL CALL MEMBERS: Kim McCummings, Kirk Stenersen, Rick Godin Roberta Oeser
ROLL CALL ALTERNATES: Art Fiorelli, Scott Brown, Keith Halloran, Robyn Payson
EX OFFICIO: Burt Goodrich
PLANNING DIRECTOR: Jane Pitt
PLANNING ASSISTANT: Robyn Payson
APPOINTMENT OF ALTERNATES Scott Brown for Dave Tower

Kim opened the public hearing.

Announcements

Work Force Housing

Jane said that the Work Force Housing Committee was looking for an additional Planning Board Member.

Senior Housing

Senior Housing Committee is making progress working with South West Community Services.

OLD BUSINESS

Meeting Minutes

May 20, 2008 Burt Goodrich made a motion to approve, Roberta Oeser seconded the motion. The motion carried unanimously.

June 10, 2008 Roberta Oeser made a motion to approve Rick Godin seconded the motion. The motion carried unanimously

July 1, 2008 Roberta Oeser made a motion to approve, Burt Goodrich seconded the motion. The motion carried with Rick Godin and Kirk Stenersen abstaining.

July 8, 2008 Roberta Oeser made a motion to approve Rick Godin seconded the motion. The motion carried unanimously

NEW BUSINESS

Kirk Stenersen recused himself Art Fiorelli is appointed in his place

Major Site Plan-New Application

Map 7, Lot 93-1

Christian Outreach

Jane read her plan review discussing the site walk, changes to the site plan. Changes to the site plan include installing a sprinkler system in the building and building a small pump house for the sprinkler system and be accessible to the Rindge Fire Department for use in filling tanker truck. Clough Harbor has reviewed the plans and suggested revisions have been made. The building plans will be reviewed by the Fire Chief/Building Inspector Rick Donovan and the State Fire Marshall's Office for compliance.

Jane said she had additional thoughts about the project after having a conversation with Police Chief Mike Sielicki, over the years residents of North Street have filing complaints over "kids speeding doing wheelies" in the parking lot of the church. As a result Jane suggested doing something physically to the parking lot that would discourage that kind of behavior.

Conditions suggested by Jane include:

- Islands are placed strategically in the parking lot to make this activity physically impossible. Two (2) islands have been added to the plans.
- No salt is to be used on the site.
- The Board considers establishing hours of operation for the new addition.
- A condition be imposed providing that the new addition shall be used by Church members and non-profit groups only and that it not be used as a commercial banquet or meeting facility.

Kirk Stenersen reviewed the changes made to the Site Plan based on the Clough Harbor memo. He also said lighting on the building will be full cut off Wall Pacs. In order to address the concern of "doughnuts being done in the parking lot, two islands will be constructed that will have seasonal flowers planted in them. There will also be wheel stops in front of the Handicapped parking space.

Following further discussion about use and hours of operation, Art Fiorelli made a motion to approve the application with the following conditions:

1. The facility shall be used only by church members for church hosted or sponsored events, not as a commercial banquet or meeting facility.
2. No salt is to be used in the parking lot
3. Hours of operation shall be reconsidered by the Planning Board in the event the Town received complains concerning the hours the facility is in use.

Burt Goodrich seconded the motion. The motion carried unanimously.

Kirk Stenersen reassumed his seat on the Board. Art Fiorelli steps down.

Atlas Fireworks Update

Jane updated the board on the status of the Atlas Fireworks project at the Valley Marine site on RTE 202.

Mr. Pelkey intends to cut off 626 sq ft of the building, including the portion that protrudes over the Winchendon line. The Board does not need to take any action.

Rules of Procedure

The updated Rules of Procedure were reviewed

WORK MEETING

Question of Multiple Continuances

Jane proposed when an application is continued for three months without coming back before the Board, it be suggested that the applicant withdraw their application until they are ready to come back. When they come back, they pay advertizing and notification fees but are credited the application fee. Cases that go on for protracted periods of time are difficult for the abutters to follow and allow for a fully realized plan to come before the Board without pressure being on the applicant.

Kirk Stenersen said that this should be added to the Site Plan Regulations.

Newspaper Articles on Zoning Amendments

Jane gave the deadline for the newspaper articles on the proposed Zoning Amendments.

New Subcommittees

The following Subcommittees were formed for working on the Regulations and Ordinances moving forward. Each Subcommittee will be have an elected Planning Board member for its Chair and attempt to have two elected Planning Board members on each committee.

Zoning

Dave Tower-Chairman

Roberta Oeser Burt Goodrich

Site Plan Subdivision PURD

Kirk Stenersen-Chairman

Deb Sawyer Keith Halloran Art Fiorelli

Sign

Roberta Oeser-Chairperson

Art Fiorelli Dave Duverney Jill Lamoureux

Wetlands/Aquifer

Rick Godin-Chairman

Art Fiorelli Tom Peragallo Robyn Payson

Planning Board Member on the Workforce Housing Committee

Kim McCummings

Roberta Oeser

Meeting Adjourned 9:15 PM

NEXT MEETING

September 2, 2008

Respectfully submitted,

Robyn Payson