

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
FEBRUARY 3, 2004
MINUTES**

DATE: February 3, 2004 **TYPE:** Work Meeting **DATE APPROVED:**

TIME: 7:00-9:00 PM.

CALL TO ORDER, David Tower, Acting Ch. Called to order at 7:00 PM

ROLL CALL: MK, RI, JE, DT, JC, AR

APPOINTMENT OF ALTERNATES: Richard Isakson for Cheves Walling, Mike Kundert for Gerald Parker

MINUTES OF PREVIOUS MEETINGS: RI, moved to accept, Mike Kundert 2nd, so voted.

NEW BUSINESS:

Robyn Payson, the new Planning Board Secretary, attended the meeting to observe and to be introduced to the members of the Board. She was also introduced to Richard Mellor, Chairman of the Conservation Commission, as she will be working as their secretary also. David Tower welcomed Robyn.

Jo Anne asked who would, or could, go out on site visits. She would include the Conservation Commission also when it applies.

OPEN SPACE PLAN: Richard Mellor mentioned they have started working with Catherine Owen-Koning. Last year Rindge applied for a grant but did not get it. They feel it is time for F.P.C. to put some restrictions on some of their land. The Conservancy comes in, the 20/20 Land Acquisition group. The Planning Board is planning to organize committees whose goal it would be to work this in to The Master Plan. Further discussion will be at the mid February meeting.

For the March meeting. Richard Mellor says the Conservation Commission would like to have a broader view of what properties are acquirable for conservation. . Individuals have been given conservation easements; others may be interested in granting Conservation easements. These considerations will directly effect the appearance of the town of Rindge in the future. There was a query as to who on the planning board would be willing to serve on such a committee. Jo Anne mentioned that Catherine Owen-Koning would like to get some of the large landowners together to attend these meetings. The Planning Board will designate.

WAL-MART: Jim McGilvery, Store Mgr., came to speak to the Board about amending their site plan. They have added 29 storage trailers, they are down to 23 at present. At Christmas they used 5 for lay away, others for seasonal merchandise. Some in front, many in back of the building. It was not economical to take down the greenhouse, store it and put it back up again. They have started to sell storage buildings. They store a forklift under one, other items in another. He said they do wish to be good neighbors. J. McGilvery had a copy of their site plan. Dave Tower asked if they have a copy of resolution/approval. Were there conditions at the time?

Tower wondered about access to the back for fire trucks or ambulance. The proposed expansion has not taken place, but is shown on the original plan. McGilvery did show a sketch where trailers are now located. Mike Kundert asked if these change? Some do change, but some have remained in place. Dave Tower said we should have a plan. Tower asked if the Fire Marshall approved having these trailers in place. The trailers are moveable. Dave said our Fire Dept. should look at the situation. They are 40 x 10 each. Tower asked why they have not gone ahead with expansion. McGilvery said according to the company this location would not be large enough. He said there is too much land that is wet and not suitable for development. They would have to relocate to have a store large enough and to also have required parking spaces.

McGilvery said if they do not have a copy of the approval, he feels the corporate office will have one. This was approved in March of 1993. He is sure he can come up with the document. Tower said we need to feel safety issues are met. It seems as though there is usually enough parking in the area of summer storage. When Wal-Mart came for super store there would be more emphasis on greenery. Wal-Mart has submitted an application. Tower said Holden Engineering might be the ones to come up with a plan, as they drew up the last plans. Code enforcement officer has told them they are in violation. Dave DuVernay, in a letter, mentioned they should come in for site plan review. Jo Anne said they drove out back and thought it was tight. They would like Rick Donovan to put something in writing.

Franklin. Pierce. College. Jeff Kevan of TF Moran, Doug Lear of Franklin.Pierce.College., and Sam Seppala. They built two out of five townhouses last year. There are town houses across the street; they would like to get those students on campus. Six units of three bedrooms, some have efficiency apartments in the basement. 120 students across Rt. 119. They would like to get rid of the trailers. The others across the street may revert to resident housing.

They would like to set up a schedule. They have tested for septic. There are two wells; protective radius has been set up. There would be three systems; this is included in their master plan. Basements will have efficiency apartments, 8 students per unit. 186 students plus 92. 1,600 students at present. The total figure for students could reach 1,700 students. The road is already there. Dick Isakson asked if this will be cleared, or if there will be trees left. They did leave some trees. Dick said leave a buffer. Buildings meet set back regulations.

There are two acres per unit, this meets requirements. If the College did not use, Seppala could rent them. Kevan showed plan to the Board. They have not changed location of any buildings. Sam Seppala will either own for a period of time or have long term lease. They are adding two units to each building. They may need a variance from the Board of Adjustment for side set backs, second variance for parking. They need input from the Planning Board and Conservation Commission. Last time they held a joint meeting. They would like approval by mid to end of March. Dave Tower advised they go to Board of Adjustment first. They will try for February.

They were advised to contact Chuck Mathis, Clerk of the B.O.A. The B. O. A. and will, no doubt, ask for input from the Conservation Commission. Richard Mellor said they should go out to look so they can render an opinion. There are some marshy areas. They have several culverts

that cross the road. There is protection for the lake. Tower said we might want to have our own engineer look at this. They may put up a small building to do with community water system. Richard Mellor asked if parking could be over the leach field. They could look into this. Jo Anne asked if there is an alternative on parking.

The more one building moves backward the less view they have. Jo Anne thought the Board would ask for an alternate plan if there were a hardship. 100 ft. buffer that had been used by cabins as unusable. Jo Anne asked if they had considered wastewater treatment – something built for underground. The present systems are raised; this is due to wetlands. They will go to the Board of Adjustment and submit application to the Planning Board.

Mike Kundert wondered about the Plans for Franklin Pierce College, have they changed from original plan. Original did show the units they were building at the time. There were some restrictions; a buffer should be in place. Tower said we would require a site review. Isakson mentioned a dry hydrant that should have been installed.

EXCAVATION: Robert VanDyke, Rick Kohlmorgen and Al Choquette came before the Board. VanDyke feels this pit has been existing since 1935. This had been approved previously for George Peck. Parts of the previous permit had expired. There are regulations to be met for the State of NH.

George Peck was allowed twenty-five loads per day. The plan defines the area to be excavated. The location is on the west side of Woodbound Road. This plan done in 1989. Several things had been proposed. VanDyke was told he had to come to the Planning Board. Al Choquette met with Jo Anne. Dick Drew shot the topo. He said it is about the same, small 5,000 feet, has been disturbed. Five acres is defined as excavation area. This would be phased about an acre at a time, keep it small. There is a treatment swale at the bottom. No run off problem, no erosion. The Board looked at these plans. Area has not been substantially changed from 1989. They will indicate the various phases as they go along. Phase 1, 2, 3 etc. Dick Isakson said we need reclamation plan on each phase. They would loam and seed, road would progress. Jo Anne said they would need to see a plan, also clear delineation to wetlands. Is it a grandfathered pit? Dave Tower said not sure, as previous permit had an expiration date. Tower advised they could apply for a new permit. That area has a lot of traffic in summer. Dave read previous conditions. Bond was required previously for the road.

No Saturday work. Hours 7:00 AM to 7:00 PM. Applicant must apply for renewal. Twenty-five loads per day, 20 loads during the summer. If conditions not met license could be revoked.

None of these conditions bother VanDyke. They will use Davis Crossing Road. They (Board) would like to see between Memorial Day & Labor Day. This will not be on an every day basis, as needed. They might stockpile some. Jo Anne thought they should go over reclamation plan. Tower said we would be sure this is done without disturbing the neighborhood. Isakson asked why does it need to be grandfathered, as VanDyke will still have to abide by all the conditions. Tower said we will have to do what we did before – can you live with that – VanDyke said he could.

Borings have been done previously. Jo Anne said application should be completed. He will leave one set of plans with the Board.

JOHN & KAREN ORAZIO: The Orazios came to see the Board, as they would like to build a barn with a beauty salon on the backside of the barn. Jo Anne said she called them to say they need a site plan. They are in a residential area. This could be allowed. Barn will be new construction. They do not have a plan, as yet. They had discussed having a holding tank for beauty shop and having it pumped. They will need to determine if this is allowed. They may have to go to the Board of Adjustment for a variance. They were advised to contact Chuck Mathis, Clerk.

Jessie Evans reminded everyone she is a candidate for the Planning Board.

Ask David DuVernay about taxes.

M/DT, 2nd JE, so adjourned at 9:00 P.M.

Respectfully submitted,

Amy Raymond