

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

**DATE: February 5, 2008    TYPE: Public Hearing    DATE APPROVED: 04/01/08**

**TIME: 7:00 PM-12:00 AM    CHAIR Kim McCummings**

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

**ROLL CALL MEMBERS:** Kim McCummings, Deb Sawyer, John Vorfeld, Roberta Oeser,  
Dave Tower

**ROLL CALL ALTERNATES:** Art Fiorelli, Doug Gutteridge Dick Isakson

**EX OFFICIO** Tim Halliday

**PLANNING DIRECTOR** Jane Pitt

**PLANNING ASSISTANT:** Robyn Payson

**APPOINTMENT OF ALTERNATES** Dick Isakson is appointed for the open seat.

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### **Announcements**

#### **Code Enforcement Correspondence**

Jane distributed a letter from Dave Duvernay to Bob Van Dyke for the Board's review.

#### **Growth Management Ordinance**

Robyn announced that there will be 20 building permits available in 2008.

### **Committee Updates**

#### **Sign Subcommittee**

Roberta announced that the sign committee has been meeting and there was a road trip planned for Wednesday February 6<sup>th</sup> but due to the weather it will need to be rescheduled.

Kim announced she appointed Jill Lamoureux and Dave Duvernay to the Sign Subcommittee.

Dave Tower suggested members of the subcommittee look at Peterborough's sign ordinance because their lighting is attractive.

#### **Zoning Subcommittee**

Dave Tower said that the subcommittee has been "passively engaged". Kim said she asked Andre Aho if he would be interested in participating on the Zoning Subcommittee and he said he would be interested.

#### **PURD**

John Vorfeld said that the subcommittee would be requesting advice from the Office of Energy and Planning.

**Informal Review**

**Ed's Auction House**

**Map 33 Lot 19-3 West Main St**

**Mark Tieger**

**Art Fiorelli recused himself from the discussion although he had not been appointed.**

Tom Duffield of TF Moran presented the informal review for a minor Subdivision on the property.

There are three deeds on this property. The property owner wished to subdivide the property to sell the Auction Barn.. Setback, lot size and frontage constraints will force the two single family homes to remain on one lot. A variance would be necessary to allow a subdivision that leaves two homes on one lot. Jane said she was concerned that it might be difficult to get a variance for two homes on one lot. Dave Tower instructed Mr. Duffield to return to the Board prior to applying to the ZBA for relief, to communicate what their final intentions were and to obtain a recommendation from the Planning Board.

**OLD BUSINESS**

**Meeting Minutes**

**November 20, 2007** Dick Isakson made a motion to approve the minutes Roberta Oeser seconded the motion. The motion carried with Tim Halliday and Kim McCummings abstaining

**December 4, 2007** Dick Isakson made a motion to approve the minutes, John Vorfeld seconded the motion. The motion carried with Tim Halliday and Roberta Oeser abstaining.

**December 6, 2007** Dick Isakson made a motion to approve the minutes, Deb Sawyer seconded the motion, the motion carried with Roberta Oeser abstaining.

**December 18, 2007** Deb Sawyer made a motion to approve the minutes Deb Sawyer seconded the motion the minutes were approved unanimously.

**Cypret Hydro Geological Assessment**

**Map 3 Lot 1-1**

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Sitting on this case: Kim McCummings, Deb Sawyer, Roberta Oeser, Tim Halliday, Art Fiorelli for Dave Tower John Vorfeld Dick Isakson in the vacant seat .

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Kim said that she wanted to disclose she had a brief conversation with the applicant over the weekend however the issues discussed were not pertinent to the specifics of the matter currently before the board.

Roberta Oeser said she had given a great deal of consideration; there was a great deal of concern about her research. The research she did was about the USGS information we are supposed to be using now; she didn't know what that was so she went to the NH GRANIT site and looked at the USGS maps. She said she never had any conversations with the Cypret's regarding this case in particular. Planning Board issues yes but there has never been any discussion about this case. And she said she would be glad to share the GRANIT maps and USGS data.

Kim said her recall was that she had received information regarding a link to a website.

Roberta said she got the link from the HTE report.

Jane introduced the consultants and explained that in the interest of time Clough Harbor has been invited to participate in this process as well so any additional questions that come up can be answered. There are a lot of issues regarding Aquifers in Rindge. Jane said she wanted one thing to be clear; we are dealing with the Cypret property. We are not dealing with maps or the interpretation of the ordinance. This is about science and facts and engineering on the ground. She asked in fairness to the applicants that be kept in mind.

Judy Cypret said that it is their hope that after Mr. Keilig walks the Board through the report and answers their questions, that a decision be made tonight. This process has been going on since the eighth of November and they would appreciate a decision tonight.

Roger Keilig- of HTE Northeast Inc. presented the report to the Planning Board. He said what they were able to prove by doing the test pits. The area by test pit 5 had a small amount of Stratified Drift Aquifer soils but Mr. Keilig said it was not a part of the Aquifer. He said he was very comfortable saying this site was not part of a Stratified Drift Aquifer.

Jane asked if Mr. Keilig could redraw the aquifer boundary with the respect to the Cypret's land as per the ordinance. He said he could.

Keith Cowell from Clough Harbor said that in general they do not dispute the conclusions. The only concern was that the area around test pit 5 that it may be a recharge area for the aquifer. They suggested two or three more test pits or being conservative when redrawing the boundary.

This area is not in a location affecting or recharging the aquifer. He also said more test pits would not tell them that much.

Following a an extensive discussion John Vorfeld said that after hearing both sides, the only thing the Board can conclude is that the Stratified Drift Aquifer is not inside their property line.

Jane asked about the area around test pit 5, and if it is not in the aquifer why would he recommend protecting it.

Mr. Keilig said whenever you have a "gravel-y" area it might be a good area to set aside for a drainage basin or groundwater recharge.

Art asked the Clough Harbor if they believed a pump test was necessary.

Keith said based on the information presented at this meeting there did not need to be.

The only outstanding issue is the re-drawing of the limit of the Aquifer protection district as it applies to the Cypret's property. That will be accomplished between HTE and Clough Harbor.

Tim Halliday made a motion to remove Map 3 Lot 1, Map 3 Lot 1-1 and 3A are not in the Aquifer Protection District .Dick Isakson seconded the motion. Following a discussion regarding Map 3 Lot 1 that has a portion of the parcel with the Aquifer on it and is therefore regarded as in the Aquifer Protection District Tim amended his motion to remove Map 3 Lot 1-1 and 3A from the Aquifer Protection District. Dick Isakson seconded the motion on the amendment, the motion carried unanimously.

Tim Halliday made a motion to remove Map 3 Lot 1-1 and 3A are not in the Aquifer Protection District Map 3 Lot 1 is still considered in the Aquifer Protection district until such time as HTE and Clough Harbor have revised the Aquifer District delineation as it applies to the Cypret property. The disposition of Map 3 Lot 1 will be re-examined at that time.

Art Fiorelli seconded the motion, the motion carried unanimously.

**Major Site Plan Application Review-Continuance**

**Map 2 Lot 59-3-5 Route 202/Sears Drive**

**B.J. Alan Company-Phantom Fireworks**

Dave Tower recused himself and Art Fiorelli was appointed in his place.

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Sitting on this case: Kim McCummings, Deb Sawyer, Roberta Oeser, Tim Halliday, Art Fiorelli for Dave Tower John Vorfeld Dick Isakson in the vacant seat .

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Jane said that in response to the Clough Harbor review, Phantom Fireworks has addressed all of the issues brought forward by Clough Harbor. There was concern about the water fire suppression system and the chance that chemicals from the fireworks possibly leaching into the ground. Phantom Fireworks decided to switch from using a water fire suppression system to a chemical suppression system. Fire Chief Rick Donovan was on hand to explain what a chemical fire suppression system was and explain that it created no environmental impact.

John Vorfeld expressed concern about this business, by being open late attracting problems to the community. He was concerned about the applicant intending to be open until 12:00am on the lat two weeks before the fourth of July. John felt that 11:00pm was a late enough.

Roberta pointed out that other businesses in town are open until midnight.

He said that his point was it was not just the Phantom Fireworks site its other business being open until midnight all over town at different times when there are a significant number of bedrooms in this community. He said that he thought 11:00PM was consistent with other businesses in town. If you let everything creep the bedroom community is catering to business and that is a sacrifice we have to make so they can make their money.

Kim said she agreed, that businesses open late will begin to shift and change the feel of the town and we need to be cognizant of that if we take that step. She said that in her opinion 11:00pm was reasonable and 12:00am was too much.

Dick Isakson said that the only time the business will be open until midnight would be those last two weeks before July 4. The rest of the year they will be closed by about 9:00 pm so he didn't think it was detrimental to allow the store to be open late during those two weeks only.

John Vorfeld asked what the function was of registering customers who buy fireworks. Arthur Einzig of Phantom Fireworks said that every customer was registered to check their age and to be added to a mailing list.

Deb Sawyer asked if you could decline being on the mailing list. Mr. Einzig said that he knew that there were privacy protections but was not able to answer specific questions because he does not work with that aspect of the business.

Kevin Wilson of the Monadnock Tenants Coop asked questions about plowing and sand and salt use. He also commented that as he lived directly across from the Phantom Fireworks site, he felt being open until 12:00AM was excessive but he would not be against the store being open until 11:00pm the last two weeks before July 4. He said he appreciated this being a “quiet business” and is better than having something like a car dealership across from him.

Rick Godin of Lachance Drive asked about the maintenance agreement and what would happen to it if the business changed hands. He also asked questions about the landscaping and replanting plan.

Dick Isakson made a motion to allow Phantom Fireworks to be open until 12:00am for the two week period before the fourth of July Roberta Oeser seconded the motion. The vote was 4 to 3 in favor of limiting hours of operation to 11:00pm. Roberta Oeser, Dick Isakson, and Art Fiorelli voted in favor of allowing Phantom Fireworks to be open until 12:00am for the last two weeks before July 4<sup>th</sup> and John Vorfeld, Tm Halliday, Deb Sawyer and Kim McCummings voted in favor of limiting hours of operation to 11:00pm.

Dick Isakson made a motion to approve the plan with the following conditions:

- No to be used on the parking lot or public roadway.
- Officer on RTE 202 and Sears Drive if deemed necessary by the Police Department.
- Third party oversight during construction
- This project is subject to an Impact Fee.
- A maintenance agreement for the driveway to the main prior to occupancy permit. The maintenance agreement to specify no salt to be used on the road or stockpiled on their property on this lot.
- An annual maintenance plan as set fourth on the SVE letter of February 4<sup>th</sup> paragraph one under Storm water management.
- An additional stop sign and stop bar at the intersection of the no name road and Sears Drive.
- Hours of operation- No later than 11:00pm.
- Landscaping shall be planted and maintained as shown.

Tim Halliday seconded the motion.

John Vorfeld asked if there could be a way to ensure that the plantings on the landscape plan will be maintained and survive. Dick Isakson amended his motion to include that landscaping shall be planted and maintained as shown.

Tim Halliday said he questioned the need for a police officer at the intersection being determined by the police department. He said he saw the public safety issue but would hate to have the police department decide they want a detail and to put one down there. Determining need is a “touchy subject”.

Jane asked who else should determine it.

Tim agreed that the police should make the determination, he just questioned it.

Jane said she didn't think the police department was big enough to spare officers for details unless it was necessary.

Tim said he did not disagree with the safety issue he just was not sure about the best way to administer it.

Roberta said that Phantom Fireworks could appeal to the selectmen if they thought the police were being excessive.

The motion was called and approved unanimously.

## **NEW BUSINESS**

### **Minor Site Plan- New Application Submission**

Map 3 Lot 1 & 1-1

PLH-Lakeview, LLC

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Sitting on this case: Kim McCummings, Deb Sawyer, Roberta Oeser, Tim Halliday, Doug Gutteridge for Dave Tower John Vorfeld Dick Isakson in the vacant seat .

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Jane introduced the Site Plan application for renovation of two existing buildings to be used for offices warehousing and retail sales of fireworks. No other site improvements are being proposed at this time. The applicant informed Jane that he switched the uses of the buildings prior to this hearing tonight giving the Planning Office no opportunity to review changes to the plan.

The fire suppression will be a dry system, if the applicant ever decides to switch over to a wet system he should return to the Board for review.

Traffic will be generally light to moderate and Jane doesn't think a traffic study is necessary. Although as with Phantom Fireworks, Jane recommends if traffic becomes an issue the chief of police can require a detail for public safety reasons.

Given that this is a renovation with parking for approximately 30 cars on the site Jane recommended the application be accepted for review. The applicant has also submitted a mock up for the sign.

Tim Halliday asked if the building that is partially in Massachusetts would be affected because it is illegal to sell fireworks in Massachusetts. Steve Pelkey said there will be no fireworks in that corner. He said he was infinitely aware because he was involved in most of the writing of the regulations in Massachusetts as well as New Hampshire exactly what is required and what they can and cannot do. And that was something they did address.

John Vorfeld said that there may be not be a big change in traffic flow patters but proximity to speed limit change and the state line with obstructed vision there. He thinks that should be looked at very carefully because people coming in and out of there are subjected to a really bad line of site at a high rate of speed.

Kim said she has a concern because there are a number of pull outs within a very short distance and the yellow light is no longer there.

John asked if the traffic up to the back where the boat trailers park was going to persist.

Mr. Pelkey reviewed the plan and showed the location of parking. All of the parking activity will be the same.

Art asked how many parking spaces there were. Mr. Pelkey said 30.

Mr. Pelkey was asked what kind of fire suppression system would be used in the warehouse. Mr. Pelkey said that fire suppression was not required in a warehouse because it would be just cold storage.

Art asked what happened when the FM200 fire suppression system goes off. Mr. Pelkey said it inhibits ignition of any combustible. It is designed to fill the volume of air within that space so ignition cannot take place. Its charged by a nitrogen cylinder that has the capacity to handle the volume in a particular building. When it first goes off there is an audible alarm system that repeats telling people they have to get out within thirty seconds before the gas is released from the cylinders.

Kim asked how someone who is ability impaired would they have time to get out of the building, or can you start it once you know the building is clear. Or is it automatic?

Mr. Pelkey said it is automatic. If there is a false reading, someone would have to stand up to a panel, hold the panel down and the person has to sit there until the fire department comes to re-set the system. In order for the system to go off you have to have heat and smoke.

Tim Halliday said this was fairly straight forward, what he thinks will happen in the summertime is people buying beer, cigarettes and fireworks. You are going to have a fair amount of pedestrian traffic as well as boat traffic so his concern is this driveway entrance needs to be examined because they need to be opposed to each other. Some people are going to be carrying a couple of cases of beer across the street.

Les Cypret said there is a limit to the number of trailers that can be parked and that is not going to change.

Tim said that this is the time to address the issue. The hill is blind the upper driveway is difficult and could be dangerous. He said he was thinking out loud that a lot of people will be sharing the two different stores for the same destination and it is safer for people to be able to pull straight across than to have to go 50 feet and turn. He didn't think the state would have a problem with the location of the curb cuts being moved in the interest of safety.

There was further discussion about traffic flow of boat trailer traffic and traffic between this lot and the business across the street.

Doug Gutteridge asked if Mr. Pelkey had any plans for grass or plantings on the property. He said he had no plans for plantings at this time.

Art asked if the sign proposed was going to be internally lit. Mr. Pelkey said no.

Hours of operation are 9:00am-9:00PM and open to 11:00pm during "fireworks season"

Roberta said she would like to see the curb cuts on the other side of the road shown. She also said she didn't know why the yellow flashing traffic light was taken down.

Judy Cypret said that they had always controlled the light in the past but they don't know the origin of it. She just assumed that the owner of North of the Border convenience store chose not to light it any more.

Doug Gutteridge said that the owner North of the Border said he was paying for the electricity for the blinking yellow traffic light.

Kim asked about site improvements or a landscaping plan. Mr. Pelkey said he had no plans for improvements because they don't know what their future needs are going to be.

Art said he was referring to the buildings being renovated on this plan before the board. Mr. Pelkey said the existing grasses that were there. He said he would like to improve it but a lot of it is paving right up to the building on all sides and the rest of it is all gravel.

Roberta asked about the fence on the state line 202 being removed. She asked if the state would do it.

Les Cypret said that the State has reviewed the situation and is looking for some kind of delineation of the state setback line. They said just about anything was fine.

Tim said his major concern was still that the new use of the buildings was going to create more traffic than the boat store. Kim agreed.

Art asked Mr. Cypret to estimate how many cars came in to his parking lot on his busiest weekend.

Les said in April and May they may take in 10 or 15 boats on a Saturday with an equal number going out plus foot traffic. He estimated 50 to 60 cars a day.

Art asked Mr. Pelkey to estimate how many cars on his busiest days he had coming in to his parking lots.

Mr. Pelkey said around July 1, 2, 3, 4 the sales numbers would indicate 80 to 100 cars per day. The rest of the year it is probably 20 cars a day on a Saturday and 5 cars a day on a week day.

John said that it was possible that there will be more business conducted on the lot that what is there. He said the Board would like to see what is possible to happen.

Art said at the first meeting Mr. Pelkey showed additional retail that would be added.

Mr. Pelkey said that was what he tried to do but he was back peddled into being very specific as to what he can do now. The only thing he can do now, which dramatically changes his business plan because the model we wanted to do is really off the table. He said his only plan right now is to develop building A and B as it is.

John said what he is saying that the Board is strongly suggesting that the traffic flow pattern be changed. That means if the board is thinking of what is coming in the future it makes a stronger case for it be managed now so you don't have to re do it.

Mr. Pelkey said he was only considering adding an additional warehouse in the back of the property. What we would be doing in designing that is design it so it will not always be warehouse. We would like to develop it as a modular that could be divided in to 6 or 7 tenants

down the road with their own front office so we could promote small business and light industry type of activity. We can't anticipate that now.

Art asked if the additional warehouse building was out now.

Mr. Pelkey said as we speak today it is.

Art asked if this type of thing is planned long range.

Mr Pelkey said he needed to know the status of the land first.

Art asked if it was the Aquifer issue that made him back pedal.

Mr. Pelkey said yes.

Art said that issue is solved on two of the parcels and will be solved soon on the third parcel.

Dick Isakson said it seemed that the application was ready to be accepted as it was and if there were any further development, it would have to come back to the board.

Kim said she wanted to see on the plan both sides of the road to show the traffic flow.

Mr. Pelkey said he couldn't control how many people were dropping boats off. He said that wasn't his business.

Art said when you do a traffic study its not just on your property, it is the total impact in addition to your property of that area and the traffic pattern. You cannot look at this property in isolation of everything else that happens to be around it.

Judy Cypret said that if somebody is going from one place to the other now, they are going to be doing it without a boat. As long as the store has been there, there has been traffic with a boat coming across from the convenience store to the boat store. Not having the boats there is going to make a big difference in congestion.

Kim said it's still an issue when you are coming over that blind hill. There was a yellow light perhaps there could be some kind of traffic calming done.

Mr. Pelkey said the traffic concern the board has is not his traffic.

Art said his concern was additional traffic on a holiday weekend. He said he was talking about egress and access based on additional traffic that is going to be there on those weekends given all of these other factors.

Dick said that we are looking at a Minor Site Plan and he felt there was enough information to be accepted. Dick made a motion to accept the application. Deb Sawyer seconded the motion. The motion carried unanimously.

Mr. Pelkey was asked to revise the plan to show:

- Noting 30+ parking spaces.
- Changing the traffic flow
- Getting rid of the two asterisks at the corner of the building

- Changing Building A and building B
- Show curb cuts across the street

Burt Goodrich complimented Mr. Pelkey on his remodel of the Atlas Fireworks site on Route 202. He said he particularly liked the traditional architecture he used. He said this site that is being proposed now is in our gateway district, and people who are going to come in to Rindge are going to see his facility as they first approach the town. Mr. Goodrich said that Mr. Pelkey had a golden opportunity to raise the bar and make the entrance to our town look good and set the tone for future development in that area.

Mr. Pelkey thanked Mr. Goodrich for his comments and said they were aware that this was the gateway.

Mr. Pelkey showed Mr. Goodrich the design of the buildings shown at the informal review.

Art said he noticed landscaping on the architectural renderings and asked why that couldn't be done on the site, because there needs to be some vegetation there.

Mr. Pelkey said he was sure his plans would exceed expectations.

Kim asked Mr. Pelkey when the updated plans would be received by the Planning Office.

Mr. Pelkey said he anticipates if these minor issues, if they prove to be minor will be revised within a week.

This project is continued to the first meeting in March 4, 2008

Mr. Cypret said that when the convenience store was approved, it was approved with the light in place. Dave Duvernay should be called to look into it because it's a safety issue.

### **Major Subdivision-New Application Submission**

#### **Map 5 Lot 9-5**

#### **Abel and Bean Hill Rd**

#### **Alain Choquette**

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Sitting on this case: Kim McCummings, Deb Sawyer, Roberta Oeser, Tim Halliday, Art Fiorelli for Dave Tower John Vorfeld Doug Gutteridge in the vacant seat .

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Jane reviewed the history of the Subdivision which originally had four lots. One of the lots has since been removed. There was also a concern about the width and grade of the road.

Mr. Stenersen came to the Road Committee and worked with them to resolve the issues with the road. The road is now 391 feet which mitigates the grade, the width of gravel for passage is 24 feet to allow for safety vehicles. There is a waiver request for the roadway as it is less than the 1000 foot minimum required by the Subdivision Regulations.

Jane recommended that this application be accepted and said that it was a great improvement over the previous version. Jane also recommended third party review for drainage, erosion control and wetlands impacts because the road is crossing a wetland. She also suggested that there be a condition of approval that prohibits building houses on the upland (Bean Hill Rd) side of the property.

Jane strongly recommended approval of the road waiver. She stated that there have been recent court cases involving waivers and each waiver must be considered individually on a case by case basis, and that the board has to make a finding that strict conformity with the regulations would cause unnecessary hardship on the applicant. The courts have defined hardship as the burden on the applicant outweighs any public benefit that might be achieved by a strict adherence to the ordinance.

Tim asked why Jane wanted to stipulate not building on the Bean Hill Road side of the property.

Roberta said that the land could be further subdivided if Bean Hill Road was upgraded to a class V road in future.

Art said that as of right now the Board of Selectmen have decided not to accept any more roads.

Roberta said she didn't want to see anyone's property rights taken away from them because the road may be accepted in the future.

Kim suggested that the stipulation be that there be no building on the Bean Hill Road side as long as Bean Hill Road remains a class VI road.

Kirk said Al would have no problem with that stipulation.

Art Fiorelli made a motion to grant the road waiver to allow the road to be built 391 feet, because burden on the applicant outweighs any public benefit. John Vorfeld seconded the motion. The motion carried unanimously.

Art Fiorelli made a motion to accept the application, Tim Halliday seconded the motion. The motion carried unanimously.

Kirk Stenersen said he disagreed with the need for third party review because this was basically a shared driveway with two lots. He didn't think the town had to burden Al with having to pay for a review for something with the engineering done and stamped. If you had to 400ft driveways you wouldn't send it out for third party review.

Jane thought the review was necessary because there are wetlands being crossed.

Deb said she agreed with Jane. We don't want to put a burden on any builder but if the Board over looks something the town is going to come down on us. The third party review is not going to take a lot.

Tim Halliday said he was not in favor of third party review because the reviewer always feels obligated to find something.

Art said if they find something and the Board doesn't agree with it that's one thing but if they find something it needs to be addressed.

Art made a motion to approve the plan subject to the following conditions:

- The plan be sent out for third party review.
- The road be bonded

- No building on the upland area toward Bean Hill Rd as long as Bean Hill Rd is classified as a class VI road.

Tim Halliday seconded the motion

Al Choquette said that he is not building any more. He is going to sell his home and the lots. He does not intend to build the road. He wanted to thank the Board for hearing the case.

Roberta said she thought sending everything out for third party review is getting ridiculous on this small. She asked if there was DES approval yet.

Kirk said that DES received the application on November 16<sup>th</sup> and they have 90 days. Kirk asked that there be a vote on sending it out for third party review alone.

Art said he would amend his motion to include subject to DES approval.

- The plan be sent out for third party review.
- The road be bonded
- No building on the upland area toward Bean Hill Rd as long as Bean Hill Rd is classified as a class VI road.
- DES approval of wetland crossing

Kim said she agreed with Deb and Jane on the third party review because it benefits all parties concerned.

Art said this particular water system is the Tarbell Brook watershed.

Dick Isaskson said he didn't believe this project needs third party review.

John agreed with Dick and if DES approves the wetland crossing, he doesn't think its necessary.

Tim Halliday said he was going to vote "No" on approval simply because of the third party review condition.

Art amended his motion to remove the requirement for third party review but he thought there should be a third party review.

The new motion states:

- The road be bonded
- No building on the upland area toward Bean Hill Rd as long as Bean Hill Rd is classified as a class VI road.
- DES approval of wetland crossing

Motion carried to amend the motion unanimously

Art made a motion to approve this plan subject to the following conditions:

- The road be bonded

- No building on the upland area toward Bean Hill Rd as long as Bean Hill Rd is classified as a class VI road.
- DES approval of wetland crossing

Tim Halliday seconded the motion the motion carried unanimously.

John Vorfeld wanted to thank Dick Isakson for his many years of service on the Planning Board, as this was his last meeting.

**Meeting Adjourned 12:00AM**

**NEXT MEETING**

**February 19, 2008**

Respectfully submitted,

Robyn Payson