

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
January 3, 2008**

**DATE: January 3, 2008    TYPE: Work Meeting    DATE APPROVED: 2/15/08**

**TIME: 7:00 PM-9:30 PM    CHAIR Kim McCummings**

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

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

**ROLL CALL ALTERNATES:** Art Fiorelli, Keith Halloran

**EX OFFICIO** Tim Halliday

**PLANNING DIRECTOR** Jane Pitt

**PLANNING ASSISTANT:** Robyn Payson

**ALTERNATE APPOINTMENTS:** Art Fiorelli for Dave Tower Keith Halloran in the Vacant seat

---

**Announcements**

**Planning Board Budget-**Jane said that the Planning Board had a special meeting to address the budget, prior to the Board of Selectman's meeting January 2. Jane said that she had reviewed the budget and made cuts then e-mailed it out to the members of the Board who reviewed it and made their own adjustments. That revised budget was presented to the Board of Selectmen at the meeting January 2.

**Cypret Hydro geological Study**

Jane announced the review from Clough Harbor has come in. The Cypret's received it and have sent a letter in response. Jane asked the Board to forward any questions they have to her so she can get responses back in time for the next hearing.

**Informal Discussion**

**Woodbound Inn Renovation**

**Bill Harper**

Bill Harper presented his plans for the renovation of the Woodbound Inn. The renovation will include bringing the Inn into ADA compliance and cleaning up the appearance. What they have is an existing nonconforming use. In order to be able to expand they need a Special Exception. Mr. Harper needs a letter in support of the expansion from the Planning Board to submit to the ZBA.

Roberta Oeser made a motion that a letter be written expressing support for the project and recommending the special exception be granted. Art Fiorelli seconded the motion. The motion carried unanimously.

**Continuances**

**Major Site Plan Application Review**

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

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

Jane reviewed the status of this application to this point. The wetlands issues have been resolved and the application has been accepted. The plan has been sent out for third party review for wetlands impacts and drainage and erosion control. A site walk was scheduled but was cancelled due to the weather and will be rescheduled. Rob Faulkner of CHA has asked if the Board wants

them to do a traffic circulation study as well. There was a concern raised that fireworks may become unstable or hazardous when wet. This building is serviced by a water fire suppression system. Atlas uses a chemical suppression system. Jane wants to find out from Clough Harbor if there is a problem with leaching into the ground.

Arthur Einzig of Phantom fireworks said that fireworks are not considered a hazardous product when they are dry, when they are wet they have to be handled as far as removal from the site as hazardous. They are not made of gunpowder, they are made of chemicals and when the water hits those chemicals it's a tough term to define, its not hazardous as in being a carcinogen it just falls into a category if there is fire and there is water it has to be specially removed from the site. Its not something like a PCB you just can't take it to a dump site.

Art Fiorelli said the Phantom Fireworks people need to provide Clough Harbor with information about the chemicals and any chemical reactions that occur when they get wet and what may leach in to the ground.

Arthur Einzig said that if they do not have the information, they will get it to Clough Harbor.

Jane said Clough Harbor wanted to know if a study of the internal lot circulation was desired. Roberta said that she thought it would be a waste of money because the road "is what it is". Kim McCummings said that reviewing the internal traffic flow would make sense.

Keith Halloran was concerned about all these roads coming together from the different businesses. He thought it was prudent to try to understand the traffic pattern.

Roberta thought Police Chief Mike Sielicki could make recommendations.

Arthur Einzig said that Phantom Fireworks would give Clough Harbor traffic counts for similar size stores.

Art Fiorelli made a motion for Clough Harbor to review the data provided by Phantom Fireworks to determine the incremental impact of the on site traffic including the internal circulation which includes the intersection of the un-named road with Sears Drive. This study will not include traffic impact on to Route 202.

Keith Halloran seconded the motion. The motion carried with Tim Halliday and Roberta Oeser voting No

John Vorfeld said he was concerned about what the hours of operation were going to be for this business. His concern was about the affect of a business that would be open late in a rural town.

He was also concerned about the number of jobs that provide a living wage this company will bring to Rindge.

He was concerned about the amount of training the employees will have to handle the fireworks.

Mr. Einzig said initially there will be 2 full time employees and they typically add a second assistant manager within three years. There will also be 30-60 part time employees. They normally pay \$1.00-\$1.50 higher than minimum wage.

All employees are professionally trained in safety by the Human Resources Department.

Phantom employs Sheriffs Deputy's and the head of security us a retired FBI agent. There is also a security system.

Hours of operation will be 9:00am-7:00 or 8:00pm seven days a week, in May closing 10:00pm, from the second week in June 11:00PM the last 2 weeks in June thru the fourth of July until 12:00am. Uniformed off duty police and sheriffs deputies are on the site at all times.

Roberta Oeser made a motion to continue this hearing to February 5<sup>th</sup>. Art Fiorelli seconded. Motion carried unanimously.

### **Town Mapping Project**

Cartographics are updating the tax maps. It is the understanding of the Planning Office that the consultant plans to re-number the Map and Lots of all the properties in town. Tim said he would ask Carlotta if that was true.

### **FPU Future Development**

John Vorfeld asked if Jane was representing the town during discussions with Franklin Pierce University regarding their development projects. Jane said that Carlotta is dealing directly with Judy Tomlinson but she has met with the college's consultants as well. John said that he thought the Planning Director should be the point person concerning that project.

### **Meeting Adjourned 9:30pm**

#### **NEXT MEETING**

**January 15, 2007**

Respectfully submitted,  
Robyn Payson