

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
July 1, 2008**

DATE: July 1, 2008 TYPE: Public Hearing DATE APPROVED: 08/05/08
TIME: 7:00PM-8:30PM CHAIR: Kim McCummings
CALL TO ORDER: 7:00PM
ROLL CALL MEMBERS: Kim McCummings, Deb Sawyer, Kirk Stenersen, Dave Tower
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 Art Fiorelli for Rick Godin and Scott Brown for Kirk
Stenersen

Announcements

Senior Housing- There have been on going meetings and working with South West Community Services to try and obtain Federal Funding.

Work Force Housing-A new committee formed by the Selectmen. Roberta and Jane are on it.

Access Management- Southwest Regional Planning is working with the town on developing an Access Management Plan. This will be done by reviewing Driveway Permitting and Subdivision and Site Plan regulations.

Road Committee- Is meeting frequently, and is working on the roads in Rindge that are either incorrectly constructed or not finished. There is discussion on resolving the problems with these roads and to determine a way to keep it from happening in the future.

All Boards meeting-Kim discussed the recent all Board's meeting

SWRP Meeting- Dave Tower expertly represented the Rindge Planning Board at the South West Regional Planning Dinner and Meeting.

Review of Proposed Ordinances and Ordinance Changes-Jane reported that Town Counsel Beth Fernald has reviewed the Proposed Ordinance Changes and has not made any negative comments.

Registry of Deeds Fees- An additional \$25.00 is being charged by the registry of deeds to fund the **New Hampshire Land and Community Heritage Investment Program (LCHIP)** This fee will be added on to all applications with recording fees.

OLD BUSINESS

Meeting Minutes

May 6, 2008 Roberta made a motion to approve the minutes, Deb Sawyer seconded the motion. The motion carried unanimously.

June 3, 2008 Roberta made a motion to approve, Art Fiorelli seconded the motion the motion carried with Burt Goodrich abstaining.

CONTINUANCE

Major Site Plan- Continuance

Map 6 Lot 99-3

Route 202

SRA- Todd Lornell

Oak Engineering-Sean Malone

The applicant has requested a continuance to August 5, Roberta made a motion to grant the continuance, Scott Brown seconded the motion. The motion carried unanimously.

NEW BUSINESS

Kirk Stenersen recused himself. Scott Brown was appointed in his place.

Major Site Plan-New Application

Map 7, Lot 93-1

Christian Outreach

Kirk Stenersen presented a plan for the construction of a 7,392 square foot addition to the rear of the Christian Outreach Church. The addition will house a volleyball court, “multi- purpose” court, a kitchen, and pantry and storage rooms including a Mezzanine storage area. The addition will be used for Church functions and athletic activities that currently take place in the existing Church building.

Pastor Bob Hakala and Jonah Ketola were present to speak for the church.

Doug Gutteridge was the only abutter present and he said that addition looked great.

Dave Tower made a motion to accept the plan. Art Fiorelli seconded the motion. The motion carried unanimously.

Jane suggested that there be third party review on the drainage calculations.

Art Fiorelli made a motion to send the plan out for third party review of drainage and erosion control. Dave Tower seconded the motion.

Roberta said she felt other firms to perform third party review rather than working only with Clough Harbor.

Dave Tower said that was a discussion for the work meeting and moved the question.

The motion carried unanimously.

Additional Information:

- Sign details on the plan
- Lighting Details

Art raised concern about the distance of the wetlands from impervious surfaces as it drains into Converse Meadow-

Art Fiorelli made a motion to schedule a Site Walk on July 15, at 6:00pm. Scott Brown seconded the motion. The motion carried with Roberta Oeser voting “No”

Art asked when the hours of operation would be discussed. Rev. Hakala said that the hours would be the same as they are now. He said that currently the facility is open until 11:00pm almost every night.

Jane said that the applicant needs to consider limitations on hours of operation and restriction on who uses the facility. This facility should not be rented out for functions.

Rev. Hakala asserted that the facility was for church use only.

Deb Sawyer asked if the facility would be rented out to the general public.

Kirk said that it was not intended for that purpose. It was intended for church activities and Veterans groups. There would be no “for profit” business associated with the facility.

Roberta made a motion to continue this hearing to the site walk of July 15 at 6:00pm. Burt Goodrich seconded the motion. The motion carried unanimously.

Rev. Hakala asked if they could begin the Building Permit process.

Dave Tower said that was up to the Planning Director.

Site Plan -Conceptual Review

Map 7 Lot 17-3

Jared Reini

Kirk Stenersen presented a concept plan for an office building to be located between the Mini Storage building on RTE 119 and the Post Office. What is proposed is a 4000sf building with two units. Office space in the front and two garage bays in the back. It is zoned Commercial and is also located in the proposed Gateway East District. Kirk asked for advice about wetlands issues on the property. There is an existing wetlands crossing and an approved septic system.

Meeting Adjourned 9:15 PM

NEXT MEETING

July 8, 2008

Respectfully submitted,
Robyn Payson