

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
July 7, 2009**

DATE: July 7, 2009 TYPE: Public Hearing DATE APPROVED: 9/1/09
TIME: 7:00PM-PM CHAIR: Kim McCummings
CALL TO ORDER: 7:00PM
ROLL CALL MEMBERS: Kim McCummings, Roberta Oeser, Rick Godin, Kirk Stenersen, Tim Halliday, Hank Whitney
ROLL CALL ALTERNATES: Robyn Payson, Phil Simeone, Chris Asaff, Art Fiorelli
EX OFFICIO: Burt Goodrich
PLANNING DIRECTOR: Jane Pitt
PLANNING ASSISTANT: Robyn Payson
APPOINTMENT OF ALTERNATES NA

Announcements

Subcommittee Updates

Driveway Committee

The Subcommittee has had its first meeting. Robyn will make the initial changes to the Regulation and circulate them. Jane suggested the changes be reviewed by the Roadway Committee.

Impact Fee

Roberta reported that the first meeting of the Impact Fee Subcommittee will be scheduled soon.

Wireless

The first meeting is tentatively scheduled for the Tuesdays that are alternate to Planning Board meetings.

PURD

Kirk Stenersen reported that the PURD subcommittee is meeting this Thursday (July 9,) and the work is very close to completion. The PURD regulation with the changes will be reviewed by consultant Roger Hawk.

Scheduling of first Master Plan Subcommittee Meeting

Burt Goodrich asked the members of the committee to find a date tonight. The first organizational meeting will be Thursday July 9, at 3:00pm.

Planning Board Appointment to CIP Committee

Ted Covert will continue to Chair the Committee. They are looking to become active within the next month.

Kim said she would volunteer for the CIP committee for the short term.

Rick made a motion to table discussion of this matter until the next meeting. Kirk Stenersen seconded the motion the motion carried unanimously.

Minutes

June 16, 2009 Rick Godin made a motion to approve the minutes. Tim Halliday seconded the motion. The motion carried with Burt Goodrich abstaining.

Continued Matters

Hampshire Country School-Impact Fee-Continued Discussion

Virginia Harmon and members of the Hampshire Country School Board of Trustees came to discuss the Impact Fee being charged on the new Headmaster's house being built on school property. Ms. Harmon said it was important to them to be good neighbors in Rindge and they wanted to understand about the Impact Fee. Ms. Harmon said they would be happy to abide by the Board's decision.

Jane presented her reasoning for why the Board could consider granting the waiver:

- There is a substantial amount of land once owned by Hampshire Country School which is now in the public domain. This property was purchased but they did not receive full market value.
- The headmaster's house will largely be open to the use of the school.
- The children who attend this school have intensive learning disabilities.
- The school is open to Rindge residents which could take a child out of the Rindge School system.

Tim Halliday asked if the school was tax exempt

Ms. Harmon said they were.

Roberta said she didn't see that they had the authority to waive the Impact Fee because children could be housed in the residence at a future time and they could attend the Rindge schools.

Kirk Stenersen agreed that the headmaster could change and there could be children living in the residence at some time going to the Rindge School system.

Tim said he would be willing to support waiving the Recreation portion of the Impact Fee.

Kim asked if the Board was in agreement that the Recreation portion be waived.

Kirk made a motion to consider this building a single-family detached building and waive the Recreation portion of the Impact Fee. Tim Halliday seconded the motion. Motion carried unanimously.

Major Site Plan

Map 6 Lot 99-3 Commercial Lane

Galaxy Development

Sean Malone of Oak Engineering introduced Todd Lornell, Eliot Fierberg of Galaxy Development and Lou Allevato of Allevato Architects. Mr. Malone described the changes to the plan.

Mr. Malone described the changes to the lighting plan which include:

- the height of the poles has been reduced to 20 feet
- the fixture heads have been reduced from four to two.

The over all lighting has been reduced by half.

Other points of the plan highlighted by Mr. Malone were:

- Less than 18% of the buffer area is being disturbed
- The issue of pedestrian access was discussed at the previous meeting. Walkways proved not to be feasible for trespass and safety reasons.
- The outdoor storage area has been reduced from 18 thousand square feet to 15 thousand square feet.
- There was a question about pedestrian access across the parking lot. A sidewalk on the bottom portion of the island remedied the problem.

Burt Goodrich asked if there were plans to turn off the light completely after business hours.

Mr. Malone said that usually the police require 25% of the light on for security.

Rick Godin said the residents of Jericho Rd. behind the development were concerned about the impact of lighting and he asked if lights could be cut down in the back.

Kim suggested adding more handicapped spaces.

Mr. Malone said that the ADA has grading requirements that are challenging on this site but they will try to add a couple more handicapped spaces.

Kirk said you need one ADA space per 25 parking spaces but the town has no parking requirements.

Jane asked what supplies and equipment would be kept outside.

Elliot Fierberg said there would be no fertilizer stored outside.

Jane said that the Roadway Committee had been asked whether they recommend sending the 2006 traffic study out to be updated, for the addition of Saturday traffic information and to review it in context with the current plan. Robyn Payson attended the Roadway Committee

meeting and reported that the Roadway Committed voted unanimously in support of sending the Traffic Study to be updated. This will provide DOT with any information they may need for issues such as appropriate traffic light timing due to the new development.

Burt Goodrich made a motion for an updated traffic study including Saturday traffic counts as recommended by the Roadway Committee. Hank Whitney seconded the motion. The motion carried unanimously

Jane asked if there was a yearly maintenance plan of the drainage system. Mr. Malone said there was on the Site Specific application. The Planning Department will be receiving a copy.

Jane and Robyn then presented a short presentation showing different building designs that Tractor Supply has constructed at other locations.

Jane did not think the corrugated metal design being proposed fit in Rindge.

Lou Allevato of Allevato Architects Inc. discussed the building design with Jane and Board members.

Following discussion, Kirk made a motion stating the architectural design is acceptable as it is shown pending lighting being down cast and full cut off lighting being added Roberta seconded the motion. The motion carried unanimously.

Sidewalk issue

Following discussion, Kirk made a motion to take no action on the sidewalk issue Roberta Oeser seconded motion carried unanimously.

Kim asked the applicant to come to the next hearing with information about the Tractor Supply Company Business. She said it would be good to know about the company and what jobs would be brought to town.

Roberta said that was inappropriate.

Kirk said the Planning Board was there to approve the building and if Tractor Supply was bringing jobs to town or not was not relevant to the Site Plan approval process.

Todd Lornell and Elliot Fierberg said this was a reasonable request and they would comply.

Outstanding issues include:

- Perspective plan-coming
- Traffic Study-being done
- Alteration and terrain permit-in process

Art had a list of questions that were to be transcribed and submitted to the applicant. (Filed with the minutes)

Roberta made a motion to continue the hearing to Aug 4th Kirk Stenersen seconded the motion. Motion carried unanimously.

Adjourned 9:40pm

NEXT MEETING

July 21, 2009

Respectfully submitted,

Robyn Payson

Questions for Tractor Supply from Art Fiorelli

1. Are chemicals solvents or fertilizers being stored outside?
2. What kind of fire suppression system is inside the building?
3. Are chemicals, solvents or fertilizers being stored inside
4. What hours of the day or night are deliveries made?
5. How is truck traffic isolated from automobile traffic in the parking lot and around the back of the building?
6. What are the hours of operation?
7. What are the hours of lighting?
8. Should we request they plant something like arborvitae to hide the cars in the parking lot and also around the chain link fence?
9. Will a fork lift be operated through the front door of the building?
10. Will there be a five foot clear sidewalk space between the display area and the curb where the cars are parked?
11. What type of equipment will be stored outside?
12. Are items going to be stored outside the front of the building on pallets?
13. Are items going to be stored outside in crates?
14. What are the provisions for rubbish and waste removal?
15. Do they intend to use the town transfer station be used, or have it carted away?