

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
March 15, 2005  
MINUTES**

**DATE: March 15, 2005      TYPE: Public Meeting      DATE APPROVED: 04/05/05**

**TIME:** 7:00-11:00 PM. Dr. Gerald Parker Chair-Person

---

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

**ROLL CALL:** Dr. Gerald Parker, Kim McCummings, Katie Duffy, David Tower, Craig Cypret, Roberta Oeser, Dick Isakson, Arthur Fiorelli, Jo Anne Carr

---

**APPOINTMENT OF ALTERNATES: Craig Cypret for Cheves Walling, Roberta Oeser for James Hoard**

Dr Parker briefly described the debate surrounding the Board of Selectmen's dispute over who should occupy the position of ex-officio to the Planning Board. He stated that this issue would be resolved at a more appropriate time and place and should not interfere with the work of the Planning Board. The ex-officio position as well as the elected positions being recounted will be resolved by the end of the month. Until that time, the board members will remain as they were prior to Town Meeting.

**Announcement**

Jo Anne reminded the board about the "Office of Energy, Planning and Zoning's" training session for new Planning Board members which will be held in April.

**Update Books**

Dr Parker and Katie Duffy both stated that the board needed new books with all of the current ordinances and regulations to ensure that the entire board had the most up to date and correct versions. This issue will be addressed at the next work meeting.

**OLD BUSINESS**

**Approval of Minutes:**

**01/25/05** Art Fiorelli moved to approve the minutes Craig Cypret 2<sup>nd</sup>. The minutes of January 25, 2005 were approved unanimously.

**02/15/05** Art Fiorelli moved to approve the minutes Craig Cypret 2<sup>nd</sup>. The minutes of February 15, 2005 were approved unanimously.

**02/22/05** Roberta Oeser moved to approve the minutes Kim McCummings 2<sup>nd</sup>. The minutes of February 22, 2005 were approved unanimously.

**MEMO TO SELECTMEN**

Per Katie Duffy's suggestion, Jo Anne drafted a memo addressing the Rindge Ground Water Resource Protection Plan of 2002 describing the impervious surface limitation added to the Site Plan Review Regulations. Jo Anne read the memo to the board for their input prior to submitting it to the Selectmen. The Board offered no comment.

**NEW BUSINESS**

Dr. Parker read the Planning Board Mission Statement.

### **Minor Site Plan, Map 6 Lot 18**

#### **Foggs Mini Mart**

##### **Evelyn Fogg**

#### **Dave Tower recuses himself, Dick Isakson is appointed alternate in his place.**

Evelyn Fogg wishes to add a drive through, a small addition approximately 10'x11' and an interior remodel to accommodate a new Donut Shop tenant. There was discussion about traffic flow and lane markings to aid traffic flow. There will be no additional lighting necessary. The operating hours of the Donut Shop will be in congruence with the store, Monday through Saturday 5:00am – 11:00pm and Sunday 7:00am through 10:00pm. Liz Weston referenced on going issues with Willis Fogg and noted that they are moving forward with completing the clean up of the site. The Code Enforcement officer and the Board assured Mrs. Fogg that they would support her clean up efforts. The Board decided that there was no reason to delay any other aspect plan but the drive through for the time being. A motion to accept the plan with the condition to mark the lanes for incoming and turning traffic, and that by April 5, Dave Duvernay and Liz Weston will come in with a plan to clean up the remaining debris on the site, and that the clean up will be complete by July 31, 2005. Dick Isakson 2<sup>nd</sup>. The motion was carried unanimously. This matter is continued to April 5<sup>th</sup>.

#### **Amended Site Plan**

#### **Map 13 Lot 1, North of the Border Food Mart**

##### **Ali Jabar**

**Dave Tower reassumes his Planning Board seat.** Bob Greenwood presented a plan for additional lighting for security purposes, as the store has been broken into twice. Ahmad Matada told the board that it was very scary to work in the store at night with so little light. The intention of the change in lighting is to replace the current lighting with the new design, which will throw light toward the building, with no spillage on to the highway or night sky. They will be using the existing poles. Additions to the existing lighting include 5 wall packs shining down against the building and one 20 foot pole light to illuminate the driveway. There will be no lighting added to the docks at this time. Abutter Mr. Goden who lives across the lake from the store, stated that he had a problem with an existing light shining in to his property and diminishing his privacy. Mr. Greenwood stated the new design should minimize any light spillage. Dave Tower suggested that the board conditionally approve the proposal but retain jurisdiction to revisit the site after the lighting is installed to see the impact of the lights and reposition them if necessary. Katie Duffy made a motion to approve the amended site plan. Craig Cypret 2<sup>nd</sup>. Dave Tower moved to add the condition that the lights be reviewed following installation at a Public Hearing with the abutters notified. The functionality of the lights will be discussed and a determination will be made whether the Board may require some repositioning of the lights. Art Fiorelli 2<sup>nd</sup> The motion to approve was carried unanimously.

#### **Major Site Plan**

#### **Map 2 Lot 59-3-4, Sears**

##### **8 Sears Drive Realty**

#### **Katie Duffy recuses herself, Dick Isakson is appointed alternate in her place.**

Anthony Cleaves of Whitman Bingham Associates presented the plan for the new Sears building owned by Kevin Stroschien. The Conservation Commission has visited the site and is writing a letter to DES regarding their application to fill wetlands. Site Specific was triggered, as they will be disturbing over 100,000sq ft and that application as well as the Septic Plan has been

submitted. Dr Parker raised concern about the two driveways. Jo Anne stated that she had spoken to Reini Fish about the ability of tractor trailers being able to make the turn off of 202 on to Sears Drive. Reini Fish suggested a driveway distance of 200ft but certainly 150ft. Sears Drive was built as a driveway, and is 20' wide which leads to a conflict with a 24' service road. Tom Duffy stated that the driveway issue should be addressed with abutter Mike Seabor present, as there were issues with the driveway location and size and it concerned his property as well. Dave Duvernay asked about intended signage. Art Fiorelli pointed out that the building was not consistent with the Site Plan Regulations. Dr. Parker stated that he was disappointed in the design of the building. The rest of the board was in agreement that the building design needed to be revisited, and more in character with the town. Dr. Parker stated that the current Sears building was a good example of the kind of building that was compatible with the town. Dick Isakson moved that an engineering firm be hired to review drainage specifically. Art Fiorelli 2<sup>nd</sup>, the motion was carried unanimously.

Remaining issues to be addressed:

- Building access
- Drainage
- Signage
- Landcaping

The Board suggested further consultation with Jo Anne as well as consulting Sears Corporate Headquarters for design direction.

This matter is continued to the next Public Hearing on April 5 2005.

### **Major Site Plan**

#### **Map 6 Lot 75, Canterbury Square**

**Robert Van Dyke**

**Katie Duffy reassumes her Planning Board seat, Dave Tower recuses himself and is excused from the remainder of the meeting. Dick Isakson is appointed alternate in his place for the remainder of the meeting.**

Frank Desmarinas of Sage Engineering and project engineer David Sullivan presented Bob VanDyke's plan for a 22,000sq ft "village style" retail/office development located on RT 119 directly across from Main St.. The plan depicts two buildings, which have been "tailored to fit the site". The building will have cedar siding on the front and steel on the back of the building. The Board commended Mr. Desmarinas on the design of the buildings and the development as a whole. Drainage, septic and traffic flow was also discussed. Jo Anne said that the Police Chief suggested that the traffic study be revisited. Mr. Desmarinas stated that the scheduled Scoping Session would provide the opportunity to further explore the traffic issue. The possibility of traffic lights were discussed by the board. Mr. Desmarinas stated that currently the traffic count was 150 cars at peak hours which was too low for a traffic light. The Code Enforcement Officer asked about signage. The signage to service the facility will be perpendicular to Main St. The sign will be ground mounted and externally lit. All wiring and utilities will be underground. Prospective tenant's include a Bank and a Health and Wellness Center. One abutter expressed concern about additional lighting affecting his property. Mr. Desmarinas responded by stating that any lighting on the rear of the building would be attached to the building and for security purposes only. It would be focusing directly down at the entrances only. Jo Anne reconsidered her initial recommendation for an engineering review of the drainage plan, favor of a traffic Study. Handicapped parking as well as a more detailed description of lighting, signage, and

drainage, be added to plan. A site visit was planned for April 19<sup>th</sup> at 6:00pm. The matter will be continued at the meeting following the site walk.

**Planned Unit Residential Development – Continued Hearing**

**Map 50 Lot 52-2, off Meadow View Road**

**Robert Van Dyke**

Randy Bragdon presented what had changed per the recommendation of Normandean Associates. He stated that mostly erosion control issues were addressed. The drainage system is now designed for the 25 year the 50 year and the 100 year storm. Dick Isakson asked for status on the underground power issue and Mr. VanDyke addressed it by sharing with the board the results of his discussion with PSNH regarding this matter. To have all utility power lines underground, it will be necessary to place transformers and power boxes on the shoulder of the road, which will require a wetlands crossing. If you use 5 poles to the end of the cul-de-sac you can hide them in the trees and keep the view. The other issue was the length of the driveways, which are 600 and 700 ft long. Underground, take an excavator and dig a ten ft wide trench through the woods, doing more disturbance to the area than putting one poles in. Art Fiorelli asked if it would be possible for the wires to be put under the road rather than “cris-cross” the road at the two locations that the lines would cross? Bob VanDyke agreed that he could feed from each pole, and go underground to each house in order to avoid wires crossing the road.

Outstanding issues include:

- Phasing
- Potential application of Impact Fees
- Definition of Active and Substantial

Jo Anne recommended approval with an agreement of “Active and Substantial”, “Phasing” and State approvals. This matter was continued with Mr. VanDyke’s permission, to the hearing April 5.

Motion to adjourn-Dr. Parker

Dick Isakson 2<sup>nd</sup>

Meeting Adjourned

**Meeting Adjourned 11:00pm**

**NEXT MEETING**

**March 22, 2005**

Respectfully submitted,

Robyn Payson