

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
November 18, 2008**

DATE: November 18, 2008 TYPE: Public Hearing DATE APPROVED: 02/17/09
TIME: 7:00PM-10:00PM CHAIR: Kim McCummings
CALL TO ORDER: 7:00PM
ROLL CALL MEMBERS: Kim McCummings, Kirk Stenersen, Deb Sawyer, Roberta Oeser, Rick Godin
ROLL CALL ALTERNATES: Art Fiorelli, Scott Brown, Shirley Carney
EX OFFICIO: Burt Goodrich
PLANNING DIRECTOR: Jane Pitt
PLANNING ASSISTANT: Not Present
APPOINTMENT OF ALTERNATES Scott Brown for Dave Tower

Announcements

Warrant Articles

The last day to post the first public hearing for warrant articles is December 26th so December 16th is the date all Warrant Articles must be in their final form. The last day to hold the first Public Hearing is January 6th the last day to post and publish for the second Public Hearing is January 9th and the last day to hold the last Public Hearing is the January 20th.

Budget 2009

Jane reported she has met with Town Administrator Carlotta Pini on the budget and she is waiting to hear back.

Performance review of the Planning Director

Kim distributed the review forms. Board will discuss the results at the first meeting in December and compile a final version to submit to Carlotta.

NEW BUSINESS

Conceptual Review

Toah Nipi Retreat Center

Map 4 Lot 4 Fellowship Circle/Old Ashburnham Road

Greg Hodgson, Director

Toah Nipi is a Christian retreat center. Mr. Hodgson is seeking to expand the retreat center to accommodate his college age clientele. Currently there is a capacity of 150 people. They are hoping to build a chapel/meeting room that will accommodate 250 people and eventually lodging as well.

Rick Godin expressed concerns about wetlands impacts and suggested green building.

Burt Goodrich asked if there was a timeline. Mr. Hodgson said that depended on fundraising, but his hope was to build in a year.

Minor Subdivision- New Application

Map 7, Lot 90, Perry Road

John Heikkinen

Scott Patterson of Vorce Soney and Associates is representing Mr. Heikkinen in this application. Jane described the application from her review memo. This is a two lot Subdivision of a 4.069 acre parcel of land. One of the lots (90-1) is the site of an existing house and will have 2.042 acres and approximately 382 feet of frontage, the second lot (90-2) will also have access off of Perry Rd, will consist of 2.027 acres and 251ft of frontage. The application is not currently complete because the septic system for the existing house is not shown. Contours, soil types or any wetlands if they exist on the property are also not shown. On October 14, Jane met with Mr. Patterson and reviewed the Subdivision Check List. At that time the deficiencies were discussed, and Mr. Patterson said the required information was on an additional plan developed by Carl Hagstrom to be recorded with the state. Jane explained to Mr. Patterson that the information needed to be on one plan, when the application was received none of that had occurred. Jane has recommended that the plan not be accepted at this time due to lack of completeness.

Mr. Patterson said he had spoken with Mr. Vorce about the information not being on the Subdivision plan and he said that his interpretation of the regulation was that the supplementary plan was sufficient.

Kim asked Mr. Patterson if he had spoken with Jane about the information that was necessary on the plan. Mr. Patterson said that he had and that Jane said the information needed to be on the Subdivision plan.

Kirk Stenersen summarized for Mr. Patterson what needed to be done to make the application complete.

- Make the Subdivision Plan Sheet 1 of 2 and the Hagstrom plan Sheet 2 of 2, with sheet 1 referencing sheet 2.
- There are no wetlands shown or certification that there are no wetlands on the property.
- Existing septic system on the existing lot
- Location of test pits and perk tests.

Mr. Patterson was directed to consult with Jane and submit complete plans in preparation for the next Planning Board meeting.

Major Site Plan – New Application

Map 7, Lot 17-3, NH Route 119

Select Concrete

Kirk Stenersen recused himself Art Fiorelli appointed in his place

Jane described the project as per her memo. This is a Major Site Plan application for the construction of a 4000 sq foot two unit building which will contain office and shop space with parking for eight automobiles adjacent to the building. This is located in the Gateway East Zoning District. There are wetlands on the lot that have been delineated. The wetlands crossing to gain entrance to the property was made in 1996. The application is complete and Jane's recommendation is for the Planning Board to accept the application and send the plan out for third party review for wetlands impacts.

Kirk Stenersen reviewed the plan and described the property, the proposed building and use. The driveway will be pervious concrete, the parking area will be conventional material because it is outside the 50ft wetland setback. Kirk has met with Fire Chief Rick Donovan who has requested access to three sides of the building. The total area of disturbance is approximately 53,000sq ft or 1.2 acres.

Rick Godin asked if there would be any ZBA relief necessary, and Kirk said there wasn't because there is no impact to the wetlands. The wetland was already filled.

Art Fiorelli felt that the design of the building needed to be improved.

Kirk said that this was the building brought before the Planning Board during the Conceptual meeting and the Board did not express any concern about it.

Roberta said that it was highly unlikely that the building would be seen from Route 119 and it looked at least as good as the Post Office building.

Art said the character of the town is destroyed or enhanced one building at a time. He emphasized that this is the first project in the Gateway District.

Jane said this building was to be constructed set far back from the road and surrounded by wetlands unlike other recent projects in town which were more visible and design was more of a concern.

Roberta made a motion to accept the application as substantially complete. Art Fiorelli seconded the motion the motion carried unanimously.

Jane said she would like to send the plan out for third party review for a limited review of the wetlands.

Burt Goodrich said he would like to support the comments made by Art. He said that as every building goes up there is an opportunity to build it in a way that fits in with the rural character of the town and what the citizens of our town have told us through the Master Plan and it may be some simple changes in the façade or the sides but the owner needs to know that and give it additional thought.

Roberta asked what wetlands impacts needed to be reviewed by a third party engineer. Jane said there is a drainage system with swailing, retention, and detention, parking lot run off with substantial wetlands in the area. If this were a flat piece of property it may not have been as much of a concern.

Abutter David Olson -Owner of the Mini Storage stated he had no objection to the project.

Paul Knight- Owner of Sunrise Landscaping stated that he had no objection to the project.

Art Fiorelli made a motion to send the plan out for third party review for drainage. Rick Godin seconded the motion. The motion carried with Roberta Oeser voting No.

Roberta made a motion to continue the hearing to December 2. Rick Godin seconded the motion. The motion carried unanimously.

Kirk Stenersen reassumes his seat, Art Fiorelli steps down.

WORK MEETING

Senior Housing Subcommittee

Keith Thibault of South West Community Services and John Pirelli of SVE Associates presented a conceptual plan for the proposed senior housing project in Rindge. One of the issues being addressed is the concern about drainage expressed by the abutters.

Derek Sari who is an abutter to the project expressed his concerns.

Inclusionary Zoning/Workforce Housing Update

Roger Hawk, Hawk Planning Resources, LLP

Mr. Hawk has been hired as a consultant by the Town of Rindge to assist in ensuring Rindge is complying with the State of New Hampshire's Workforce Housing requirements. Mr. Hawk gave a presentation about Work Force Housing.

Subcommittee Updates

Zoning

The Subcommittee needs to start meeting again.

Sign

Is continuing to meet and work on final drafts of ordinance changes.

Subdivision/Site Plan/PURD

The Subcommittee is continuing to meet.

Aquifer

The Subcommittee is meeting and the final draft of the ordinance changes will be ready soon.

Meeting adjourned 10:00pm

NEXT MEETING

December 2, 2008

Respectfully submitted,

Robyn Payson