

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
December 2, 2008**

**DATE: December 2, 2008 TYPE: Public Hearing DATE APPROVED: 02/17/09**  
**TIME: 7:00PM-9:30 CHAIR: Kim McCummings**  
**CALL TO ORDER: 7:00PM**  
**ROLL CALL MEMBERS: Kim McCummings, Dave Tower, Kirk Stenersen, Deb Sawyer, Rick Godin**  
**ROLL CALL ALTERNATES: Scott Brown, Shirley Carney, Robyn Payson**  
**EX OFFICIO: Not Present**  
**PLANNING DIRECTOR: Jane Pitt**  
**PLANNING ASSISTANT: Robyn Payson**  
**APPOINTMENT OF ALTERNATES Scott Brown for Roberta Oeser**

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**Announcements**

**Budget**

There has been no feedback received on the budget yet. The budget hearing for the Planning Board is scheduled for December 17<sup>th</sup> at the Selectman's meeting.

**OLD BUSINESS**

**Minor Subdivision – New Application  
Map 7, Lot 90, Perry Road  
John Heikkinen**

**Dave Tower recused himself Shirley Carney appointed in his place.**

Jane reported that since the last hearing the plan had been re-submitted so it was now complete and she recommended acceptance.

Kirk Stenersen made a motion to accept the application. Deb Sawyer seconded the motion the motion carried unanimously.

Upon review of the plan, Kirk noticed that the "topography layer" was not on page two of the plan, so a new page two was necessary before the plan could be signed.

Kirk Stenersen made a motion to approve the plan with the following conditions

- State Subdivision approval with the approval number added to page one of the plan.
- Topography showing on page two of the plan.
- This Subdivision is subject to the Impact Fee Ordinance.

Deb Sawyer seconded the motion. The motion carried unanimously.

**Dave Tower reassumes his seat.**

**Major Site Plan**

**Map 7, Lot 17-3, NH Route 119**

**Select Concrete Floors, Inc.**

**Kirk Stenersen recused himself. Shirley Carney appointed in his place.**

This is the second hearing regarding this application for a 4000sq foot office /shop space. There was further discussion about the design of the building. Kirk Stenersen reviewed the Clough Harbor letter. There are some very minor issues that can be easily corrected.

This is a steel building with the bottom 4 feet is split face block with a turn gable and stone columns on the front.

Dave Tower said this is to be the first building in the new Gateway District. Commercial buildings in the Gateway District need to be held to a higher standard due to the mixed use aspect and because Residential uses that will be in close proximity to Commercial uses. He agreed a Site Walk would be a good idea. Dave asked Kirk to take another look at the design and see what he could come up with.

Shirley Carney asked if the rendering provided was considered “full color” as per the Site Plan Regulations. She also said we need to be sensitive to the fact that we now have a Gateway District and be careful what precedent is set.

Kim suggested a site walk so the Board can familiarize themselves with the site and understand where the building will sit on the property.

This application is continued to the Site Walk scheduled for Saturday December 6<sup>th</sup> at 10:00am.

**Kirk Stenersen reassumed his seat.**

**WORK MEETING**

**Public hearing schedule for Town Meeting - Update**

Jane updated the Planning Board on the Public Meeting Schedule

**Subcommittee Reports**

The changes to the Ordinances were reviewed and discussed by the Planning Board.

Kirk Stenersen made a motion to enter into non-public session per RSA 91-A:3 Iia for personnel matters. Rick Godin seconded the motion.

Kim McCummings- Yes, Dave Tower- Yes, Kirk Stenersen- Yes, Deb Sawyer- Yes, Rick Godin- Yes, Scott Brown - Yes

**E-mail between Board members**

Kim reviewed the open meeting law as it pertained to e-mail contact between members. These e-mails need to be made known and part of the public record at the hearing they are in reference to.

**NEXT MEETING**

**December 9, 2008**

Respectfully submitted,  
Robyn Payson