

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
February 22, 2007**

**DATE: February 22, 2007    TYPE: Public Hearing Date Approved 03/06/07**

**TIME: 7:00 PM-9:00 PM. Kim McCummings Chair**

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

**ROLL CALL:** Kim McCummings, Keith Halloran, Jed Brummer, Art Fiorelli, James Hoard, Doug Gutteridge, Dick Isakson, David Tower, Deb Sawyer, Judith Griggs, Robyn Payson

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**ALTERNATES Dick Isakson for John Vorfeld**

**Announcements**

**Meeting of April 3** The meeting of April 3, 2007 will be rescheduled to April 10, 2007 in consideration of Passover.

Deb Sawyer said that she would not be able to attend the hearing if it were on April 10<sup>th</sup>. Keith Halloran said that he thought there may be a scheduling conflict with an event hosted by the library.

The consensus of The Board was that rescheduling of the hearing to April 10, 2007 was acceptable.

Kim McCummings made an announcement regarding the status of the warrant article which was inadvertently omitted from the Town Warrant. Kim said, Town Counsel queried the New Hampshire Secretary of States office and the Assistant Attorney General as to what options the town had to correct the error.

The recommendation was to include the article on the warrant, and for the Planning Board to make every attempt to notify the public that the article will be present on the ballot.

The Board members were e-mailed and asked if they supported the idea of moving forward with the warrant and the response was unanimously in favor of doing so.

The Board will review the draft notice to be posted, during the work meeting later this evening.

**Public Service of New Hampshire** provided information for subdivision and Site Plan applicants on encroachment procedures, survey requirements and transmission line easements. Copies of this information will be available to the public.

**Committee Updates**

No Committee Updates

**OLD BUSINESS**

**Meeting Minutes**

Minutes February 6, 2007 Jed Brummer made a motion to accept Deb Sawyer 2<sup>nd</sup> the minutes were accepted unanimously.

**PUBLIC HEARING**

**Doug Gutteridge was appointed as an alternate in Dick Isakson's place as he recused himself, and was one of the presenters.**

**Map 28, Lot 5 & 6**

**Site Plan Review, Public Safety Building, Main St**

**Town of Rindge,**

**Judith Griggs presented her plan review of the project:**

**(From Plan Review)**

- This Site Plan Review relates the property currently owned by the Town of Rindge for the Public Safety Building project, which will be located on the present site of the current Fire and Police buildings. Some of the infrastructure will be reused, while most of the facility will be rebuilt.
- The application was submitted by the Public Safety Building Committee.

The applicant asks for a waiver from the surveyed boundary lines of the area that will include the angles, bearings and dimensions of the lot area.

(See Plan review for further Details)

*The Planning Office has requested but has not received:*

- Completed exterior lighting plan
- Surveyed boundary lines (which are requested to be waived)
- Silt fenced and erosion controls

(see plan review for further details)

Builder on the project, Bill Harper of West Rindge Builders reviewed the plan Site Plan and the septic plan by Sanford Engineering.

Mr. Harper discussed the difficulties of installing the septic system on the lot which include ledge, wetlands and the lot's erratic shape. A community well is not necessary at this point, but will be in the future. The lighting plan includes lights that match those on the common. Additional lighting around the back and in the parking areas will be 100% cut off to protect the neighbors. Plans are only preliminary at this point because it is not known if the Public Safety building will be approved at Town Meeting.

The exterior of the building features two cupolas, and the interior has 3000sq feet of useable space. The percentage of impervious surface on the lot is 32.8%

Dave Tower, regarding the request for a Survey Waiver stated that the lot lines shown on the plan appeared to be precise; he asked if those lines were established from a survey.

Mr. Harper said that the lines came from Sanford Engineering and were on the plan before he was a part of the project. Mr. Harper had no knowledge of where the boundary lines came from.

Dave Tower said that if the Town does not have a survey of that parcel, it is important that the Town have a survey done.

Art Fiorelli agreed with Dave, that if a survey had not been done, it should be done.

Fire Chief Rick Donovan said that there had been a survey, and his employee assisted Sanford Engineering.

Upon looking at the Sanford Engineering plan, The Board found it was stamped by the engineer. Mr. Harper will confirm that it is a current boundary line survey, which would make the waiver request unnecessary.

Mr. Harper pointed out that there is a small area of wetlands behind the building that will be filled and they will need to go to the ZBA for relief from a setback infringement. Earl Sanford said that he wanted to bring a wetland scientist in on the project to determine if the area to be filled is actually a wetland, due to conflicting information from various sources as to whether or not it is. It is noted on the plan as a "man made" wetland.

The Board discussed possible alternative locations on the site for the well and septic system as well as and the use of pervious pavers to help avoid any wetlands impacts or set back issues.

Abutter Marilyn Walker asked if, when washing the Fire and Rescue vehicles, any hazardous material washed off of the trucks that would leach in to the ground water.

Mr. Harper said that there was no wash bay currently planned in this building. He explained a wash bay includes a gas, oil and water, completely contained separating system that collects waste water into a tank. When the tank is full, it is pumped out and taken away but there is no wash bay on this plan at this time. The plan has not been completely developed yet, but a wash bay could be added.

Fire Chief Donovan said all fire apparatus must be washed after every use especially in the winter time. If it isn't the salt and grime gets in to the equipment and renders it useless. The new building will have something to contain the water that is used to wash the vehicles.

Doug Gutteridge asked if the soap used to wash the trucks was bio-degradable.

Rick said the soap was bio-degradable and the water used to wash the trucks went through a filtration system first because the water straight from the well was so hard it damaged the paint.

Ray Hughgill said that behind the fire station has always been a wetland. His main concern is that the new building be located far enough away from the wetlands. He also said that the Town should not be able to fill wetlands if the rest of the town has to obey the Wetlands Ordinance.

John Vorfeld asked what the square footage of the wetlands are that will be filled.

Bill Harper said that would be determined in the spring when a wetland scientist will be brought in.

Jed Brummer made a motion to accept the plan, Dave Tower 2<sup>nd</sup>, the motion carried unanimously.

There was a motion made by Jed Brummer to approve with conditions which was 2<sup>nd</sup> by David Tower. The motion was rescinded following discussion about outstanding issues with this plan vs. the applicability of town Regulations and Ordinances to Town Projects.

Town Projects are exempt from Town Ordinances and Regulations but the Town is electing to comply in fairness to other applicants who come before the Board.

The Board agreed as the building had yet to be approved, and the outstanding issues this project is continued to the first meeting in May.

Jed Brummer made a motion to continue, Deb Sawyer 2<sup>nd</sup>, motion carried unanimously.

**John Vorfeld joins the meeting.**

### **Map 3, Lot 50**

### **Wellington Park Recreation Building Wellington Rd**

### **Site Plan Review**

### **Town of Rindge**

Kim read a letter from Rob Clark requesting a continuance for the Recreation Building Site Plan Review.

Dick Isakson presented the Capital Improvements Projects and for the Recreation Department for fiscal years 2007-2011. He said it was important for the Board to know that there was more than one building and one restroom planned for the Wellington Field location. The building is needed, but the Board also needs to be aware of the planning by the CIP committee to fund phases since 2004.

Dick reviewed the CIP Schedule with the Board.

John Vorfeld said that the Planning Board needs to be more in touch with the CIP committee. The history is just as important as the information contained in the report.

Dick pointed out that the numbers in the CIP schedule change depending on what is on the warrant.

John said that the basically what Dick was saying is the Recreation Department has money for project engineering and planning which should be used to give the Planning Board some kind of Master Plan of the scope of the entire Recreation project.

Art said that the Selectmen have never seen this plan, or known why they need to raise \$480,000.00 in private donations or what the plan involves as far as ball fields etc. The Community Facilities study determined that the land behind Wellington Field could be used for ball fields but an actual plan was never developed.

Judith said that the Rec. Department was under the impression that they had an approval, when in fact all there had been was a Conceptual Plan presented. Rob Clark did not realize that Site Plan review was a formal process. Now he does and is working with the Planning Office's assistance to complete their Site Plan.

John Vorfeld said that the Recreation Committee needs to be brought in so that everyone would be up to speed.

Art said the Board of Selectmen should be involved in the planning stage of every municipal project.

James Hoard made a motion to continue this matter to a date to be announced. John Vorfeld 2<sup>nd</sup> motion carried unanimously.

## **WORK MEETING**

### **Business/Light Industry**

The Board reviewed the wording of the proposed posting. James Hoard made a motion to approve Jed Brummer 2<sup>nd</sup>, motion carried unanimously. The notice will be posted in the local newspapers as well as on the town website, and all locations public hearings are notified in order to make every effort to sufficiently inform the public.

### **Master Plan**

New printed copies of the Master Plan were distributed to the Board.

### **Update of Decisions**

Judith distributed a proposed Decision Checklist for the Planning Board to review and sign off on with each decision. Judith also encouraged a separate deliberation before the check list is signed off on. This will be discussed at the work meeting March 20, 2007

### **Update of Planning Board Fees**

Robyn distributed and reviewed a memo demonstrating the differences between the fees that the Town of Rindge charges and how they are different from the surrounding towns. A list of proposed updates to the fees will be discussed at the work meeting March 20, 2007

**Ethics Guidelines**

A complete copy of the Ethics guidelines will be mailed to every member of the Planning Board.

**Town Roads**

Art wanted to remind the Board that the Board of Selectmen voted not to accept any additional roads as Town Maintained roads nor to re-classify any class VI roads, as class V roads. Any applicant coming before the Board with a Site Plan application or a Subdivision Application needs to be informed of this at the beginning of the process. The individual has the right to take it to Town Meeting to be voted on to be accepted.

James Hoard made a motion to adjourn, Deb Sawyer 2<sup>nd</sup>, motion carried unanimously.

**Meeting Adjourned 9:00 pm****NEXT MEETING**

**March 06, 2007**

Respectfully submitted,

Robyn Payson