

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
June 3, 2008**

**DATE: June 3, 2008** **TYPE: Public Hearing**      **DATE APPROVED: 07/01/08**  
**TIME: 7:00PM-9:30PM**      **CHAIR: Kim McCummings**  
**CALL TO ORDER: 7:00PM**  
**ROLL CALL MEMBERS:** Kim McCummings, Deb Sawyer, Kirk Stenersen, Rick Godin, Roberta Oeser  
**ROLL CALL ALTERNATES:** Art Fiorelli, Scott Brown, Robyn Payson  
**EX OFFICIO:**  
**PLANNING DIRECTOR:** Jane Pitt  
**PLANNING ASSISTANT:** Robyn Payson  
**APPOINTMENT OF ALTERNATES** Art Fiorelli for Dave Tower Robyn Payson for Deb Sawyer during PLH hearing  
**ALSO PRESENT:** Police Chief Mike Sielicki Winchendon Ma Planning Agent Ellen Decoto Winchendon Selectman Burt Gould

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**OLD BUSINESS**

**CONTINUANCE**

**Major Site Plan- Continuance**

**Map 6 Lot 99-3**

**Route 202**

**SRA- Todd Lornell**

**Oak Engineering-Sean Malone**

Sean Malone contacted the Planning Office and informed them that they were not prepared to come before the Board so they asked for a continuance. Roberta Oeser made a motion to continue this matter to the Meeting of July 1, Rick Godin seconded the motion. The motion carried unanimously.

**Minor Site Plan-Continuance**

**Map 3 Lot 1 & 1-1**

**PLH-Lakeview, LLC**

**Deb Sawyer and Dave Tower have recused themselves.** Art Fiorelli is appointed for Dave Tower, Robyn Payson is appointed for Deb Sawyer

Jane presented plan which has been updated since the last hearing to address outstanding issues.

**Possible Contamination and Drainage**

- The applicant has created a containment system for the Perchlorate within the building involving a trench drain system which drains to a below ground 7000 gallon containment tank. Clough Harbor said the fire flow needed to be confirmed to verify capacity. This has been done.
- There was also concern about the four inch PVC pipe leaving the building being large enough for potential flow. The applicant has enlarged this to be a six inch pipe.

- Concern about the possibility of the floor drain being clogged by debris was raised at the last meeting. This was addressed by the applicant by redesigning the drain.
- CHA raised a concern about possible well contamination if there was an event in the building and any water escaped. The applicant's engineers pointed out that the well is approximately two feet above the grade of the building and there is a substantial retaining wall between the well and the building so the applicant thinks it is very unlikely that there would be any contamination of the well.

### **Road Improvements**

There was a meeting with the District IV DOT engineer NHDOT is in favor of the road improvement plan, which reconstructs the central entrance and includes directional signage. . The town and the applicant also expressed interest in trying to get the blinking yellow light back. Following a conversation with the district engineer, he decided that he would not oppose it. Steve Pelkey has written a letter to William Lambert who is the state traffic engineer in order to begin the process of trying to get the light back. Jane said that Carlotta will get the road committee to and the Board of Selectmen to endorse this idea and she was asking that the Planning Board endorse it as well. The light will be on 24/7, Mr. Pelkey will pay for the electricity to operate the light.

Robyn read the letter from Philip Simeone whose property is in close proximity to the Valley Marine property but they are not an abutter. Mr. Simeone expressed concern about the project impacting his property and the lake.

Rick Godin had expressed concern about light pollution from the blinking light. Art Fiorelli suggested that the light be off when the business is closed or dimmed after 11:00pm.

Kirk Stenersen was concerned about the safety of turning on and off the light.

Steve Pelkey said that a timer could be installed.

Mike Sielicki said that the state would want the light on 24/7 if it were to go back up.

Following further discussion, Roberta Oeser made a motion to endorse the reinstallation of the blinking yellow light over NH Route 202. Robyn Payson seconded the motion. The motion carried unanimously.

Art Fiorelli raised the concern that the amount of fireworks contained in the retail building might be considered "bulk storage"

Following discussion, the issue of "bulk storage" could not be applied to this application.

### **Massachusetts Issues**

The remaining issue is jurisdictional. A small corner of one of the buildings protrudes over the Massachusetts state line. The Planning Office has been in touch with the Local Government Center and Town Counsel who both say that the Town of Rindge has senior jurisdiction because the bulk of the property is in Rindge. We received a letter from Ellen DeCoteu, the Winchendon Planning Agent expressing their concerns about the application. We have been advised to

proceed with the permitting process and as part of the decision state that we do not sanction any use outside the town of Rindge or the State of New Hampshire that may be illegal.

Roberta Oeser made a motion to approve the application.

1. 4440`sqare feet in building "A" to exclude the South West corner
2. Sign off on the containment system by Clough Harbor.
3. Approval is only within the State of New Hampshire.
4. Traffic improvements as shown on sheet two of the plan
5. Applicant will continue to cooperate in efforts to get the blinking yellow light replaced.
6. No use of the warehouse known as building "B"
7. Payment of all consultant fees including Aquifer and Clough Harbor review of this proposal.
8. Hours of operation will be no earlier than 9:00am to no later than 11:00pm.
9. Signs will have down lighting.

Robyn Payson seconded the motion. The motion carried with Rick Godin voting "No" and Art Fiorelli Abstained.

**Deb Sawyer reassumed her Planning Board seat. Robyn Payson steps down.**

## **WORK MEETING**

### **Sign Ordinance**

Roberta presented the new Sign Ordinance. The Ordinance has been completely re-vamped and changes include sign specifications by Zoning District and Lighting Standards. This Ordinance will be discussed further at the upcoming Work Meeting.

### **Zoning Ordinance and other Zoning Changes**

**Gateway Districts-**Jane reviewed the updated Gateway Central and Gateway East articles. All of the property owners were notified twice and a copy of the proposed Ordinance was sent out. There were two dates set aside to meet with the residents and they are also free to come to the Planning Office to talk about the Zoning Change.

**Sally Collins-**who is located at the edge of Lake Contoocook, has asked to be re-zoned from Commercial to Residential. Jane is going to recommend that change be granted.

**The Brown's on Dale Farm Rd.** Were rezoned to Business Light Industry a year ago and had previously expressed a desire to have their property changed back to the Residential Agricultural Zone. Jane left a message with Ray Brown but has not received a phone call from him at this time.

**Other changes** include updating the definitions of Dwelling Unit and Multi Dwelling Unit and the Subcommittee has considered adding Agricultural Uses to the General Provisions of the Zoning Ordinance. This will include the language in the State Statute into the Zoning Ordinance. Roberta was not in favor of this because there is no regulation of Agricultural uses included. Jane said that it reinforces a concept that is already law and it is an important policy concept. Kim said that there is a perception that Agricultural uses are not allowed in all Zones.

**GMO**

Kim reviewed the amendments to the GMO which include allowing for Multi Unit Dwelling development. The changes will be reviewed by Town Counsel.

**Wetlands Ordinance**

Rick Godin presented the Wetlands ordinance with the proposed changes. This will be discussed further at the upcoming Work Meeting.

**Meeting Adjourned 9:30 PM**

**NEXT MEETING**

**June 10, 2008**

Respectfully submitted,

Robyn Payson