

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
September 16, 2008**

DATE: September 16, 2008 **TYPE: Work Meeting** **DATE APPROVED: 12/9/08**
TIME: 7:00PM-8:45 **CHAIR: Kim McCummings**
CALL TO ORDER: 7:00PM
ROLL CALL MEMBERS: Kim McCummings, Kirk Stenersen, Deb Sawyer Roberta Oeser
ROLL CALL ALTERNATES: Art Fiorelli, Robyn Payson, Keith Halloran, Scott Brown
EX OFFICIO: Burt Goodrich
PLANNING DIRECTOR: Jane Pitt
PLANNING ASSISTANT: Robyn Payson
APPOINTMENT OF ALTERNATES Art Fiorelli for Deb Sawyer Scott Brown for David Tower

Announcements

Year End Work Report

Jane presented her year end review to the Board. The Board expressed appreciation for Jane's work over the previous year.

Inclusionary Zoning Implementation Program Grant

Jane described the \$6000.00 grant from the New Hampshire Housing Authority for consulting services in connection with developing zoning for workforce housing as per the new State Statute in time for the March meeting.

There is a list of consultants provided by the New Hampshire Housing Authority. The Planning Board gave Jane the authority to interview and choose the consultant she felt would be best to work on this project with her.

Informal Review

Community Transportation LLC

Use of Map 10, Lot 31 for parking of school buses

This company is used by the Jaffrey Rindge School District and the Rindge Rec Department.

The busses are all new and environmentally friendly.

There are 2.7 acres of land that the school bus company would like to relocate their bus operation. Parked on the property will be approximately 7 or 8 mini busses and 30-35 standard size busses. There will be a building built on site for maintenance of the busses. The location of this parcel of land being between Jaffrey and Rindge will benefit the school district and possibly save a little on fuel. The question to the board was, would this be considered a "service operation" which is not a permitted use in the Commercial District and there was concern because there will be more than 50% of the lot used. Following discussion the Board Decided that the use would not be a problem and the 50% limitation on the parcel can be waived.

WORK MEETING

Access Management

BJ Mack of South West Regional Planning gave a presentation on Access Management and described the scope of the benefits the town will receive from the grant Rindge has been awarded.

Atlas Fireworks Site Plan Modifications 8:30

Jane said that the Site Plan approved by the Planning Board indicated that the existing building on the site would be renovated to be used for Fireworks Retail. It has been determined that this building cannot be renovated and needs to be torn down to the foundation. Replacing the building will allow for corrections to the setback issues that existed with the previous building. Also, a traffic concern will be alleviated by the removal of the middle entrance will be discontinued and a substantial buffer starting at the Massachusetts line and running the entire extent of the property will be landscaped. All other aspects of this plan as it was approved by the Planning Board will be the same. The roadway committee is in favor of the removal of the middle entrance and the fire chief has no problem with access.

Jane asked if the Planning Board felt the changes were great enough to necessitate a new Site Plan Application or if the Planning Office could be authorized to work with the applicant on the updated Site Plan without having to submit a formal application.

Kirk Stenersen made a motion to authorize Jane to address the Site Plan Modifications without having the applicant submit another Site Plan. Burt Goodrich seconded the motion. The motion carried unanimously.

Meeting Adjourned 8:45 PM

NEXT MEETING

October 7, 2008

Respectfully submitted,
Robyn Payson