

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
May 1, 2007**

**DATE: May 1, 2007 TYPE: Public Hearing Date Approved 05/15/07**

**TIME: 7:00 PM-10:30 PM. CHAIR: Kim McCummings**

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

**ROLL CALL MEMBERS: Kim McCummings, Roberta Oeser, Jed Brummer, James Hoard, Deb Sawyer**

**ROLL CALL ALTERNATES: Art Fiorelli, Keith Halloran, Doug Gutteridge,**

**PLANNING ASSISTANT: Robyn Payson**

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**ALTERNATES Keith Halloran for Dave Tower Doug Gutteridge for John Vorfeld**

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Kim McCummings opened the hearing at 7:00pm.

**Announcements**

Robyn read a letter from Code Enforcement Officer Dave Duvernay, which called attention to a conflict in the Zoning Ordinance relative to operating a Building or service Trade in the Residential Agricultural District.

**Committee Updates**

No committee updates

**OLD BUSINESS**

Review minutes

**April 10, 2007** Jed Brummer made a motion to approve Roberta Oeser seconded, the motion was carried unanimously.

**April 17, 2007** James Hoard made a motion to approve, Jed Brummer seconded the motion was carried unanimously.

**Rules of Procedure**

The Board reviewed the final draft of the Planning Board Rules of Procedure. James Hoard made a motion to approve the amendments, Keith Halloran 2<sup>nd</sup> the amendments to the Planning Board Rules of Procedure were approved unanimously.

**NEW BUSINESS**

**Voluntary Merger**

**Map 7 Lot 26-3 and 26-4 Birch Dr**

**George W. Peacock**

Mr. Peacock is merging his two lots on Birch Drive. Lot 26-3 with 1.07 is vacant and Lot 26-4 is 1.36 acres and is where the house is located. The resulting lot will be known as Map 7 Lot 26-4 and will be 2.43 +/- acres.

Roberta made a motion to approve the merger, Jed Brummer seconded the voluntary merger was approved unanimously.

Robyn read into the record a letter from our SWRPC contract consultant, Jo Anne Carr, describing the process she was undertaking to review applications by using the Subdivision and Site Plan review Checklists.

**Technical/Minor Subdivision  
Map 8 Lot 7 and Lot 7-2 North Street  
Robert Seppala**

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**Sitting on this case:** Kim McCummings, Roberta Oeser, Jed Brummer, James Hoard, Deb Sawyer, Keith Halloran, Doug Gutteridge

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This application is for a Technical Subdivision to provide additional land area to Lot 7 in order to subdivide one additional lot and a Minor Subdivision, creating one additional lot on, North St. in the Residential Agricultural District. The new lot will need a driveway permit, which may trigger a review by the Conservation Commission for crossing the wetlands. The applicant shows the proposed driveway along the western side of the new lot in order to minimize the wetland impact.

All state permits have been granted including state subdivision, wetlands, and septic approvals.

Roberta Oeser made a motion to accept the Technical Subdivision James Hoard seconded, motion carried unanimously. James Hoard made a motion to approve the Technical Subdivision, Roberta Oeser seconded, the motion carried unanimously.

James Hoard made a motion to accept the Minor Subdivision Roberta Oeser seconded, the motion carried unanimously. James Hoard made a motion to approve the Minor Subdivision, Jed Brummer seconded, the motion carried unanimously.

**Major Site Plan**

**Main Classroom Building**

**Map 9 Lot 20 College Rd.**

**Franklin Pierce College**

**Deb Sawyer recused herself-Art Fiorelli appointed in her place.**

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**Sitting on this case:** Kim McCummings, Roberta Oeser, Jed Brummer, James Hoard, Keith Hal loran, Doug Gutteridge, Art Fiorelli

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Robyn read the letter from Chief of Police Mike Sielicki into the record.

Jeff Kevan of TF Moran reviewed the plan for the construction of the new three-floor classroom/office building which is a two-phase project. There are no permits required by the State of New Hampshire for this project. The first phase will include demolishing the existing building on the site and building the new three-story structure. No new lighting is proposed other than the downcast lighting that will be located over the doorways. Phase 2 will be the demolition of the “Crestview” building, which is located behind the site of the new classroom/office building to make way for a 77 space parking lot. Mr. Kevan gave the board the photometric plan for the proposed parking lot lighting.

Art Fiorelli pointed out that some of the snow storage areas on the parking lot needed to be relocated so as not to violate the Wetlands Ordinance and asked if there would be an oil separator included in the parking lot.

Mr. Kevan said that he would move the snow storage locations and an oil separator would be included at the South East corner in the parking lot design.

He also agreed to coordinate the landscape plan with the long-term landscaping plan for the college and will attempt to determine what type of grass will absorb chlorides.

Art expressed concern that there was only 24 feet between the new building and the Crestview building that will eventually be torn down. Mr. Kevan said that the fire and safety would be satisfied with access to the building via the three easily accessible sides. He also pointed out that the building will have a sprinkler system. Art said that the Fire Chief needed to review and agree that there was sufficient access to the building. There is currently no proposed start date for Phase 2 of the project.

The drainage plan for the project will be sent out for third party review.

There are no changes proposed to the existing signage.

A waiver was requested for the surveyed boundary lines of the area included in the site, including angles or bearings of the lines, dimensions, street frontage, and the lot area. Roberta Oeser made a motion to grant the waiver, Jed Brummer seconded. The motion carried unanimously.

Roberta Oeser made a motion to waive topography utilities and physical features from being required from the remainder of the 402 acres with the exception of the construction site. James Hoard seconded the motion carried unanimously.

Roberta Oeser made a motion to accept the application, Art Fiorelli seconded. Motion carried unanimously.

James Hoard made a motion to continue this matter until June 15, Keith Halloran seconded. Motion carried unanimously.

**Deb Sawyer reassumes her seat. Art Fiorelli steps down.**

## **CONTINUANCE**

### **Major Site Plan**

### **Map 50 Lot 52-2-8 White Tail Run**

### **Robert Van Dyke**

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**Sitting on this case:** Kim McCummings, Roberta Oeser, Jed Brummer, James Hoard, Deb Sawyer, Keith Halloran, Doug Gutteridge

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Robyn Payson read into the record a memo by Police Chief Mike Sielicki. The memo expressed safety concerns about the roadway being 18' wide. Randy Bragdon of SVE Engineering distributed updated plans to the board. These plans have been revised to address issues noted on the Site Plan Review checklist by Jo Anne Carr. The Planning Office did not receive these plans prior to the hearing.

- **Proposed Site Layout Plan**-Arrows added for traffic direction and snow storage will be in the center area. The setbacks to the wetlands are more clearly shown. Mr. Bragdon said there was no problem extending the width of the road to 20'.
- **Grading Plan**-Proposed grading was changed and existing grading was updated. The main change to the plan is to show sheet flow from the site. Silt fence line is shown around the limit or work area. There retaining walls shown on the plan between buildings are to allow grade separation and the creation of "walk outs" for some of the homes.
- **Utility Plan**-Shows general water and sewer layout. This plan will be coordinated with the septic plan by Carl Hagstrom. The Electric Utilities are not shown but they will be shown underground in a future revision.

- **Driveway Plan**-Showing cross section sloped so not to necessitate ditches impact to the septic system.

Roberta made a motion to waive the requirement under section B. Proposed Development #2 for the plan to show the shape, size, height and location of the proposed structures including expansion of existing buildings, with typical elevations and floor plans. James Hoard seconded, the vote was as follows: Kim McCummings-No, Roberta Oeser-Yes, Jed Brummer-No, James Hoard-Yes, Deb Sawyer-No, Keith Halloran-No, Doug Gutteridge-Abstain. The motion did not carry and the requirement was not waved.

Following the review and discussion of the remainder of the checklist, Roberta Oeser made a motion to accept the Site Plan Application, Keith Halloran seconded the motion carried unanimously.

Abutters Ted and Andrea O'Connor, 1855 Route 119 expressed concern about the location of the Pump House and its visibility from their home, tree cutting and the location of the path on the plan.

A Site Walk is scheduled for Thursday May 3<sup>rd</sup> at 6:00pm.

This matter is continued to May 15.

### **WORK MEETING**

There was discussion about the hiring of a Planning Director. The discussion was tabled until the next work meeting

Roberta Oeser introduced discussion about all plans being sent out for third party review at the developer's expense.

A work meeting was scheduled for Tuesday May 8<sup>th</sup> in the Selectman's Meeting Room at 7:00pm.

Roberta Oeser made a motion to adjourn.

Meeting adjourned at 10:30pm.

### **NEXT MEETING**

**May 15, 2007**

Respectfully submitted,  
Robyn Payson