

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
May 15, 2007**

DATE: May 15, 2007 TYPE: Public Hearing Date Approved June 5, 2007

TIME: 7:00 PM-9:30 PM. CHAIR: David Tower

CALL TO ORDER, at 7:00 PM

ROLL CALL MEMBERS: David Tower, Roberta Oeser, John Vorfeld, Jed Brummer, James Hoard

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

PLANNING ASSISTANT: Robyn Payson

ALTERNATES Keith Halloran for Deb Sawyer Doug Gutteridge for Kim McCummings

Also Present Jo Anne Carr of South West Regional Planning

Dave Tower opened the meeting at 7:00pm

Announcements

Robyn Payson read the letter of resignation from Dr. Jerry Parker. Dr. Parker's letter is accepted with regret

Committee Updates

Economic Development Committee

Dave Tower reported on the Economic Development Committee meeting at which the focus was to compile a list of active businesses in Rindge with their contact information. Also addressed was the Economic Development Chapter in the Master Plan to propose to the Planning Board.

Conceptual Review

Franklin Pierce College Wall Sign University Lane

Bill Harper-West Rindge Builders

Bill Harper presented the proposed design for a sign structure consisting of two L-shaped 3' high walls-about 45' along Rt. 119 & 60 up University Lane with FPC logos on the RT 119 lengths. The sign will be lit by external down facing lights.

Roberta Oeser made a motion for a letter to be written endorsing the Conceptual Plan as heard, subject to the applicant receiving all necessary relief by the Zoning Board of Adjustment. James Hoard seconded. The motion carried unanimously.

OLD BUSINESS

Review minutes May 1, 2007 Jed Brummer made a motion to approve, Roberta Oeser seconded. The motion carried unanimously.

Review minutes May 3, 2007 Jed Brummer made a motion to approve, Doug Gutteridge seconded. The motion carried unanimously

Review minutes May 8, 2007 Roberta Oeser made a motion to approve, Jed Brummer seconded. The motion carried unanimously

Major Site Plan
Main Classroom Building
Map 9 Lot 20 College Rd.
Franklin Pierce College

Sitting on this case: Dave Tower, Roberta Oeser, Jed Brummer, James Hoard, Keith Halloran, Doug Gutteridge, Keith Halloran

Robyn Payson read the plan review by Jo Anne Carr and a letter from Rindge Fire Chief Rick Donovan. She also said that the Drainage review from Clough Harbor had been received that day and Jo Anne had not had the opportunity to review the findings and include them in her plan review.

Jeff Kevan of TF Moran acknowledged that he received the review via fax from Robyn and was aware of its contents. New plans were received by the Planning office at the end of the day, May 14. Jo Anne has not had the opportunity to review the plans fully.

Mr. Kevan reviewed the plans which involved the demolishing of the existing building and building of the new classroom building and Phase II which will entail the demolition of the Crestview building behind the new building to create a new parking lot. There is no date scheduled for the demolition of the Crestview building.

Based on the previous hearing the plan was amended to include:

- Landscaping will be coordinated with the arboretum plan.
- Snow Storage will be moved to be in conformance with the 250' shore land protection requirement.
- Lighting will be the same style as the rest of the campus, 4 18' tall with decorative poles.
- Soil types are now shown on the plans.

Mr. Kevan also agreed to accept all of the recommendations by Clough Harbor.

Jo Anne Carr of South West Regional Planning said that she and Rick Donovan had concerns about construction sequencing and access needed to be addressed. A gravel access road needs to be built and maintained over the winter months to provide access for life and safety purposes. The 24 feet between the buildings is not enough space for trucks.

Bruce Kirsh of Franklin Pierce College said that the building is tentatively scheduled to be demolished within 5 years.

Dave Tower said it would be productive to develop a Master Plan in conjunction with the Planning Board.

Roberta Oeser pointed out that the drainage report mainly pertained to Phase II of the project and suggested that the issues regarding only Phase I be addressed.

Jeff Kevan agreed to update the plan to include only Phase I.

- Jed Brummer made a motion to approve the plan with the following conditions:
- Subject to Clough Harbor recommendations pertaining to Phase I
- Building Depart approval of the building plans including the requirement of an access road and proximity of buildings.
- Subject to Jo Anne Carr's review.

Roberta Oeser seconded. The motion carried unanimously.

Dave Tower left the hearing. 8:30pm

CONTINUANCE

Major Site Plan

Map 50 Lot 52-2-8 White Tail Run

Robert Van Dyke

Sitting on this case: Roberta Oeser, Jed Brummer, James Hoard, Keith Hal loran, Doug Gutteridge, Keith Halloran, Art Fiorelli.

Randy Bragdon of SVE associates brought in plans with dated 5/15/07. These plans were not reviewed by Jo Anne and were never received by the Planning Office. Mr. Bragdon stated that these plans were exactly the same as other plans received at the previous meeting with only minor changes.

There was discussion of the 12' wide access to the Pump House

Changes to the plan per Mr. Bragdon include:

- The tree line has been extended to up by the Pump House.
- The pump house has been moved for easier access.
- Carried silt fence along the tree line. The silt fence delineates the limit of work line.
- The Utility Plan now shows the water lines running behind the buildings.
- Driveway layout is shown. Driveway width is now 20'.

Abutter Ted and Andrea O'Conner said that they didn't have an opportunity to view the final version of the plans and that he didn't feel that their concerns have been addressed.

Following further discussion by Board Art Fiorelli made a motion to approve the plan based on the following conditions:

- State Septic Approval
- DES Water Supply Approval
- Condominium Association Agreement recorded which will include language stating that each unit will be confined to the building footprint shown on the plan.
- Performance bond for utilities and driveway construction.
- Construction monitor for the road way for sedimentation and erosion control.
- Public Safety's input on the plan
- Revision of tree-line shown.
- Submission of an "As Built" plan

Jed Brummer seconded motion carried unanimously.

Note: This project is subject to the original Taggart II phasing schedule.

NEW BUSINESS

Minor Site Plan

Map 10 Lot 45 145 Route 202

PLH Rindge LLC

Sitting on this case: Roberta Oeser, Jed Brummer, James Hoard, Keith Hal loran, Doug Gutteridge, Keith Halloran, Art Fiorelli.

Steve Pelkey of Atlas Fireworks presented the amended Site Plan for a change of use in the Atlas Fireworks building on Route 202. The two additional tenant spaces were originally approved for Office/Retail and the septic system was designed in accordance with those uses.

Choppa's Meats and Deli will be occupying both units. The use will consist primarily as a meat market with take out food and occasional barbeque. DES approval has been received and a grease trap has been installed. A request was also made for the approval of pick nick tables to be allowed in the landscaped area of the site.

Roberta Oeser made a motion to accept the plan Art Fiorelli seconded. The motion carried unanimously.

Roberta Oeser made a motion to approve the site plan with the following conditions:

- Sign lighting will be down cast and shaded.
- No more than two pick nick tables in the landscaped area.

Jed Brummer seconded. The motion carried unanimously.

Citizen Question

Bryant Bitner and Nate Johnson

Mr. Bitner and Mr. Johnson asked the board questions regarding lots they may be merging.

James Hoard made a motion to adjourn

Meeting adjourned 9:30pm

NEXT MEETING

June 5, 2007

Respectfully submitted,

Robyn Payson