

**PLANNING BOARD**  
**RINDGE, NEW HAMPSHIRE**  
**February 19, 2019**

**DATE:** February 19, 2019    **TYPE:** Public Meeting    **APPROVED:** March 5, 2019

**TIME:** 7:00 pm

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

**ROLL CALL MEMBERS:** Charlie Eicher, Jonah Ketola, Sam Bouchie, Dennis Casey

**ROLL CALL ALTERNATES:** Holly Koski, Cheves Walling

**ABSENT:** Jason Paolino, Dennis Casey

**EX OFFICIO:** Roberta Oeser

**PLANNING DIRECTOR:** Kirk Stenersen

**APPOINTMENT OF ALTERNATES:** Holly Koski for Bruce Donati, Cheves Walling for Jason Paolino

**OTHERS PRESENT:** Catherine LeRay, Elizabeth Weston, Richard Mellor, Tim Hughgill, John C. Weston, Chris Stewart, Deb Stewart, Ron Bell

---

**Call to order and Pledge of Allegiance**

**Roll call by Chairperson**

**Announcements and Communications**

Dennis Casey said that the School District will be having a warrant article to improve the parking lots at the two elementary schools. If these articles pass, they will be coming before the Planning Board to discuss the project. They are not required by law to do this but will be doing so as a courtesy.

**Approval of Minutes**

1. Approval of February 5, 2019 minutes-SITE WALK

**MOTION:** Holly Koski moved to accept the minutes as written, Sam Bouchie seconded the motion. **Vote 5-0-2** Dennis Casey and Cheves Walling abstained.

2. Approval of February 5, 2019 minutes

**MOTION:** Roberta moved to accept the minutes as written, Dennis seconded the motion.

**Vote: 7-0-0**

**New Business/ Public Hearings**

1. **CONSIDERATION OF** an application for a Major Site Plan submitted by Christopher Stewart, Colonial Green Products, 1032 NH Route 119, Unit 6, Rindge NH, for property located on Route

Meeting Minutes  
February 19, 2019  
JK, CE, SB, DC, RO, CW HK, KS

202, Map 2 Lot 64 and Map 3, Lot 4-8 in the Business Light Industry Zoning District. The applicant is seeking approval for an office and warehouse/garage.

Planning Director Kirk Stenersen provided the following background information:

- 1) Christopher Stewart and Colonial Green Products has submitted for approval of a major site plan for a new office and storage garage for Colonial Green Products located on the west side of U.S. Route 202 just north of the intersection of U.S. Route 202 and Main Street.
- 2) The following waivers have been requested by the applicant (see waiver request letter):
  - a. Site Plan Regulations Section VI.A.4 “Existing Grades and Topographic Contours”. The request is to waive this criteria for areas outside of the project area due to the large size of the parcel.
  - b. Site Plan Regulations Sections VI.A.7 “Location of existing roads within 200 feet of the site”. The applicant shows the proposed driveway access but not the access road for the Monadnock Tenants Co-Op which may or may not be within 200 feet of the property but is over 200 feet from the project areas.

Planning Director Kirk Stenersen said that he had spoken with Ron Bell as to whether or not this project would require an Alteration of Terrain Permit as the area of disturbance may or may not be over 100,000 sf. Ron Bell confirmed that it is over 100,000 sf at this time but they are looking to scale that back. The site plans will therefore need to be revised.

Planning Director Kirk Stenersen said that with the plans changing, the Board may not be able to accept this as complete at this time. Planning Director Kirk Stenersen said that as the abutters are here this evening, the Board may be able to allow for an informal discussion if the Board members are in favor of that.

Chairman Jonah Ketola said that they received a request from the Conservation Commission to allow them time to review this project. Chairman Jonah Ketola asked Board members for input on this.

Dennis Casey said that he is not ready to accept this as a complete application. Roberta Oeser said that, if the application is not accepted as complete, this will need to be re-noticed if we do not go to Public Hearing. She agreed that the abutters should be allowed to speak informally about this project.

Chairman Jonah Ketola said that he would like to invite Chris Stewart to speak informally about this project.

Mr. Stewart said his company, Colonial Green Products, is currently located in Rindge with a staff of about 19 people. They have experienced some growth and are looking to purchase some land in order to park their trucks inside and have office space and outdoor parking as well. They are looking at approximately 42 acres on Route 202 with the two parcels they are proposing to build upon. This land is located near Atlas Fireworks and the mobile home park. They are proposing an open bottom culvert so as to not disturb the brook and to avoid wetlands impacts. There is an area on these lots

Meeting Minutes  
February 19, 2019  
JK, CE, SB, DC, RO, CW HK, KS

that is fairly flat and it is where they proposed to put a 10,000 sf building. He said that they prefer not to have to get into the process of an Alteration of Terrain permit and so they intend to re-do the plans to meet that. He said it will take him about a week to get new plans to the Board. Chris Stewart showed the Board a rendering of the proposed tan and green building with downcast lighting.

Kathy LeRay, Board of Directors at the Mobile Home Co-op, asked about the field on this piece of property. She said she believes that it is all wetlands in this field. She wanted to know how far from her property boundary would this proposed building be. Chris Stewart said it would be about 280 feet. Chris Stewart said there is a good stand of pine trees between the properties. Kathy LeRay said there once was, but they recently had quite a few trees taken down as they were dangerous. Kathy LeRay said that her biggest concern is the wetlands. Chris Stewart said they have had two engineers delineate the wetlands on this project.

Richard Mellor said he is just here to take information back to ConCom. He said that when Home Depot was trying to come to Rindge, quite a study was done on this land due to the amount of wetlands. Chris Stewart said his goal is to not adversely impact the wetlands. Chris Stewart said he is considering adding solar arrays instead of paying the high cost of bringing power to this site. He has not yet decided this.

Board members discussed this application and came to an agreement that they could not accept it as complete at this time. Roberta Oeser asked that Dolly Lane as well as the road into the commercial area and the co-op be included on the plans to better show where this lot is located.

Elizabeth Weston asked if the property that he is considering purchasing is the one that abuts the Mobile Home Park. She said her only concern would be their water system and to make sure that there would be no oils or substances that could harm the wells. Chris Stewart said this would be addressed via the drainage reports.

After some discussion as to how to proceed, Chris Stewart requested a continuance until March 5, 2019 to give him time to submit a completed application and plans.

**MOTION:** Roberta Oeser moved to grant the applicant's request for a continuance until March 5, 2019. Holly Koski seconded the motion. **Vote: 7-0-0**

Planning Director Kirk Stenersen said that he would need to have completed plans in the Planning Office by next Tuesday in order to allow him time to review them for completeness before the March 5<sup>th</sup> meeting. Roberta Oeser said that she is fine with the waiver requests but would like the locus map to show Dolly Lane and the other roads.

Adjourned: 7:40 PM

Meeting Minutes  
February 19, 2019  
JK, CE, SB, DC, RO, CW HK, KS

Respectfully submitted,  
Susan Hoyland  
Planning Secretary