

Meeting Minutes
August 4, 2020
JK, SB, JP, KM, HK, RO, CW, KS

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
August 4, 2020**

DATE: August 4, 2020 **TYPE:** Public Hearing **APPROVED:** August 18, 2020
TIME: 7:00 pm
CALL TO ORDER: 7:03 PM
ROLL CALL MEMBERS: Jason Paolino, Kim McCummings, Jonah Ketola, Sam Bouchie, Roberta Oeser Holly Koski
ROLL CALL ALTERNATES: Cheves Walling, Katelyn Smith
ABSENT: Dennis Casey
EX OFFICIO: Roberta Oeser
PLANNING DIRECTOR: Kirk Stenersen
APPOINTMENT OF ALTERNATES: Katelyn Smith for Dennis Casey
OTHERS PRESENT: Judy Unger-Clark, Michael Aho, Caitlin Aho, Sharon Rasku, Randy Donkers, Jim Qualey, Matthew Olson. Zoom attendees: Deni Dickler, Jeff Dickler

Call to order and Pledge of Allegiance

Chairman Jonah Ketola called the meeting to order

Roll call by Chairperson

Jonah Ketola, Sam Bouchie, Jason Paolino, Kim McCummings, Holly Koski, Roberta Oeser, Katelyn Smith, Cheves Walling,

Appointment of alternates, if necessary.

Katelyn Smith for Dennis Casey

Announcements and Communications

Kim McCummings announced that the Rindge Farmers Market takes place on Thursday's from 3-6pm at the West Rindge Common and that fresh local corn would be available in the next few weeks and the first delivered by tractor, so bring the kids. Roberta Oeser announced Schools are moving forward with reopening plans. Chairman Ketola asked attendees to sign in on the on the sign in sheet on the table near the entrance if they hadn't already done so. He asked that audience members maintain silence so that people could hear what board members are saying.

Approval of Minutes:

1. July 7, 2020

Roberta Oeser moved to approve the minutes, Holly Koski seconded the motion.
Vote: Yes – 7, No-0, Abstain- 0. The minutes of July 7, 2020 are approved

Old Business/Continued Public Hearings

None

New Business/ Public Hearings

Chairman Jonah Ketola introduced the case for the record.

1. **CONSIDERATION OF** for a Major Subdivision submitted by Michael and Caitlyn Aho. The property is located at Tax Map 2 Lot 49 at 333 Middle Winchendon Road. The applicant is seeking approval for a 4-lot subdivision in the Residential-Agricultural District.

Planning Director Kirk Stenersen read the case into the record.

Background Information:

1. Amerisite Land Survey, LLC on behalf of Caitlin and Michael Aho has submitted for approval of a Major Subdivision of Tax Map 2 Lot 49 located at 333 Middle Winchendon Road and Lord Brook Road.
2. The applicant is requesting to subdivide Tax Map 2 Lot 49, which is 12.025 acres, into four lots. There is an existing home on the property at 333 Middle Winchendon Road and Lord Brook Road.
3. There are no proposed streets or roadways with this application. A majority of the items listed under the requirements for a major subdivision deal with subdivision applications which propose new roadways. This major subdivision application does not propose a new roadway, so those specific items required for new roadways are not applicable to this application.
4. The applicant has provided the Planning Board with the information necessary to make an informed decision on the application. I recommend the Planning Board accept the application as complete and open the public hearing.

Chairman Jonah Ketols distributed the plans to board members for their review and asked if there were any questions before moving to accept the application. Cheves Walling asked about where the lot numbers and septic system area is listed, and they were pointed out on the plan. An additional sketch of the proposed septic system was distributed by the project engineer Randy Donkers to clarify the location of the septic system on Lot 49-2.

Roberta Oeser asked if it had gone to Con Com. Planning Director Kirk Stenersen said Con Com has scheduled a site walk for August 10th and will be meeting on August 27th.

There were no additional questions from the board.

MOTION to accept the application was made by Roberta Oeser and seconded by Holly Koski.
Vote: Yes-7, No-0, Abstain- 0. The application was accepted.

Planning Director Kirk Stenersen read the information regarding the application into the record.

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Regarding the Application:

- 1) The proposed major subdivision is located in the Residential-Agricultural District.
- 2) A portion of this subdivision is in the Wetlands Conservation District.
- 3) This major subdivision is located off of Middle Winchendon Road and Lord Brook Road.
- 4) There are no public infrastructure or utilities proposed.
- 5) The 12.25 acres will be subdivided as follows:

Map 2 Lot 49-1:	3.579 acres	285.90 feet of frontage
Map 2 Lot 49-2:	2.679 acres	415.93 feet of frontage
Map 2 Lot 49-3:	2.679 acres	550.05 feet of frontage
Map 2 Lot 49-4:	3.087 acres	637.02 feet of frontage

- 6) Access to each lot will be as follows:

Map 2 Lot 49-1:	333 Middle Winchendon Road
Map 2 Lot 49-2:	Middle Winchendon Road
Map 2 Lot 49-3:	Lord Brook Road
Map 2 Lot 49-4:	Lord Brook Road

- 7) The Planning Board may want to have the applicant outline the buildable areas and usable areas for septic systems on each of the lots during his presentation. This is especially the case for Lot 49-2 which has a drainage pipe going through the usable septic area.
- 8) The Planning Board may want to have the applicant discuss the site distances for each of the proposed driveway locations.
- 9) The Planning Board may want to consider a site walk pending discussions on septic's and driveway locations.

Project Engineer Donkers said that the subdivision is creating 3 additional lots and referenced the map of lot 49-2 to illustrate how the enviroseptic system could be utilized on the site. The system would be approximately 40ft long and 100ft wide, and could accommodate a 4-bedroom house and meet septic requirements.

Roberta Oeser questioned driveway sight distances for the road given the speeds that cars drive on the road. Randy Donkers responded that based on the requirements they were meeting sight distances.

MOTION: Jason Paolino made a motion for the Planning Board to schedule a site walk of the property. Kim McCummings seconded. **Vote:** Yes- 5, No- 2, Abstain- 0. The site-walk will be scheduled.

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Jason Paolino suggested scheduling the site walk before the September meeting. There was a brief discussion regarding the Con Com schedule and when they could conduct their site-walk on the property and send a response to the Planning Board. Following additional discussion, it was suggested that the planning board schedule a site walk for Tuesday, August 18th at 6pm.

MOTION: Roberta Oeser motioned to continue the hearing at a site walk on Tuesday, August 18th at 6pm, Jason Paolino seconded the motion. **Vote:** Yes- 7, No -0, Abstain – 0. The motion passed. The hearing is continued to a site walk at 6pm, Tuesday August 18, 2020 at 333 Middle Winchendon Road.

Chairman Jonah Ketola introduced the case for the record.

2. **CONSIDERATION OF** an application for a Major Site Plan submitted by Traven Development, LLC, 1448 NH Route 119, P.O. Box 283, Rindge, NH 03461 for property located at 1464 NH Route 119, Tax Map 6 Lot 19-2. The applicant is seeking approval for a Major Site Plan for a 3,600 square foot paper service restaurant with drive-thru and associated parking and drives.

Planning Director Kirk Stenersen recused himself as Planning Director from the case. He is the engineer for the project.

Chairman Jonah Ketola read the background information:

1. Traven Development LLC, 1448 NH Route 119, Rindge, NH has submitted an application for a Major Site Plan for a 3600 square foot paper service restaurant with drive thru and associated parking and drives. This property is owned by 302 Development LLC who has given permission to Kirk Stenersen, P.E., of Higher Design PLLC to represent them.
2. The subject parcel is 11.26 acres and the proposal is to develop a portion of this lot (which was created February 18, 2020). A copy of the subdivision plan is with this application showing surveyed boundary information.
3. The applicants have not provided the location of any common land (Per Zoning Ordinance Article X, Gateway Central District, Section C.3.d.)
4. Below are my comments following a completeness review by Chairman Jonah Ketola and Vice Chairman Sam Bouchie. The following items were not included with the application at this time and this list was emailed to the applicant's representative on July 23, 2020.

From the Site Plan Regulations (section reference in parentheses)

1. Please add lighting symbol to legend. (VI.2.B.6)
2. Signage: this will default to Sign Ordinance (VI.2.B.7) (see Plan Sheet 4, Note 9)
3. Wetland scientist stamp needed (VI.2.B.9.)
4. The location and distance to the nearest fire hydrant and/or fire pond (VI.2.B.12)
5. Location of existing and proposed wells or possible State Approval for Public Water Supply (VI.2.B.15)

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6. Report from the Fire Chief and Police Chief (VI.3.A.6)
7. Report from Town of Rindge Conservation Commission (VI.3.A.7)

Notes from Reviewers:

1. Question to Life Safety for nearest water source for hydrant in case of fire, or plan set forth.
2. Need to add Test Pit data #102 and #103 to septic plan or site plan
3. To page #5-8, grading, and utilities plan

Copies of the plans were distributed to board members for review.

Kirk Stenersen representing Traven Development presented the following:

- The proposed project is located in the Gateway Central District on Tax Map 6, lot 19-2.
- The subject parcel is 11.26 acres and the proposal is to develop a portion of this.
- Access to the site is proposed to be via the state highway, N.H. Route 119.
- The proposed building is approximately 3,600 square feet
- The proposed use is a paper service restaurant
- The Storm water Analysis and Management Plan appears to adequately address the Site Plan Regulations in regard to storm water runoff.
- The proposed signage for this site consists of a free-standing sign by NH Route 119 and a sign on the side of the building. Proposed signage will meet the Town of Rindge Sign Ordinance Specifications.
- A total of 41 parking spaces are proposed.
- Exterior parking lot lighting is shown on the plans and shall be downcast lighting and shall be in compliance with the Town of Rindge Site Plan Regulations.
- The application for a driveway permit has been submitted to DOT
- The lighting symbol has been added to the legend.
- The wetlands scientist stamp has also been added.
- They are waiting for feedback from the Conservation Commission.

Chairman Jonah Ketola read comments from Fire Chief Donovan into the record:

“We currently have a Dry Hydrant on West Main Street, a limited pond at Emma’s 321, a pond on NH RT 119 just East of US RT 202. As far as on-site Emergency Water Supply, I will need to see construction plans in order to give requirements for an on-site supply. It will depend on size, service provided, and construction type. At this point, I ask that you make Emergency Water Supply and suppression conditional on the building plan review.

Respectfully Submitted,
Rickard Donovan, Director of Public and Life Safety”

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A question was asked about anything being submitted from Chief Anair who had expressed concern about access to the property from RT 119. Cheves walling asked about the possibility of moving the structure further back into the property and Kirk Stenersen said it couldn't be done due to the required wetlands buffer.

In response to a question about the planned seating Kirk Stenersen responded that it seats 40 and that the information could be found on the Septic Plan sheet #6.
There will be 72,215 sq. ft of disturbance.

Jason Paolino Asked about the run-off flows in the catch basin. Several questions regarding the proposed septic system were asked and Kirk Stenersen gave detailed responses regarding the proposed "clean solution system" and explained that the aeration system produces a clear effluent, doesn't require a leach field doesn't need any air and there is no sludge. It's a clear pre-treat and there is a grease trap for the kitchen floors. How it functions, is more efficient and requires less space. Roberta Oeser asked who reviewed the Plan and Chairman Jonah Ketola responded that he and Vice Chair Sam Bouchie were the reviewers. Additional questions were raised about the retention area and Kirk Stenersen stated that it was 50ft from stone to stone, designed for 10, 25- and 50-year events and the retaining wall was 6" above.

MOTION: Jason Paolino motioned to accept the "Rindge Crossings II" Major Site Plan application as substantially complete. Roberta Oeser seconded the motion. Vote: Yes- 7, NO-0, Abstain -0. The motion passed.

Chairman Ketola opened questions from the public. Judy Unger-Clark asked about the distance from the driveway of the building next door. Kirk Stenersen replied 400ft. Questions were also asked about traffic accessing Whites Farm Stand and making left turns to exit the new location. Jim Qualey asked for a clarification of "Paper Service" and how additional paper waste could be avoided on the roadside. Suggestions were made to require trash disposal containers at the entrance and exit of the parking lot. Kim McCummings asked about doing a site walk to get a closer look at the traffic patterns, distances between business on the east and westbound sides of Rt119 etc. A suggestion was made to possibly attend Con Com's site walk.

The communication from Chief Anair was read into the record:

"July 30, 2020
Planning Staff Note
RE: Traven Development Map 6 Lot 19-2

Dan Anair stopped by the Planning Office to look at the plans. His only concern was that the egress onto 119 is not the same as the previous one. He would like it to be constructed more like Forrestall Road. He will send something in writing. "

At this point power and lights were lost due the storm.

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MOTION: Roberta Oeser made a motion to continue the hearing to Tuesday, August 18 at 7pm, motion was seconded by Jason Paolino.

Vote: Yes – 7, No – 0, Abstain – 0.

Jason Paolino suggested having a temporary moratorium on accepting PURD Applications. No action was taken.

Meeting adjourned 8:36pm due to power outage.

Respectfully submitted,

Kim McCummings
Planning Secretary