

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
August 18, 2020**

DATE: August 18, 2020 **TYPE:** Public Hearing **APPROVED:** September 1, 2020
TIME: 7:00 pm
CALL TO ORDER: 7:01pm
ROLL CALL MEMBERS: Jason Paolino, Kim McCummings, Jonah Ketola, Sam Bouchie, Roberta Oeser, Holly Koski, Dennis Casey
ROLL CALL ALTERNATES: Cheves Walling,
ABSENT: Katelyn Smith
EX OFFICIO: Roberta Oeser
PLANNING DIRECTOR: Kirk Stenersen
APPOINTMENT OF ALTERNATES:
OTHERS PRESENT: Sharon Rasku, Judy Unger-Clark, Matthew Olson, Present on Zoom, observation only, Ashley Saari

Call to order and Pledge of Allegiance

Chairman Ketola called the meeting to order

Roll call by Chairperson

Kirk Stenersen, Planning Director, Roberta Oeser, Ex-Officio, Holly Koski, Kim McCummings, Jonah Ketola, Chairman, Sam Bouchie, Jason Paolino, Cheves Walling, Dennis Casey

Appointment of alternates, if necessary.

Chairman Ketola stated the full board is present, Cheves Walling, as an alternate can participate in discussion, but not votes.

Announcements and Communications

Meeting is also on Zoom video, those who are watching will not be able to participate. Jason Paolino said the PURD Subcommittee (Planned Unit Residential Development) will get started on Wednesday September 2nd. Chairman Ketola reminded everyone present to speak loudly for the recording and so that the audience could hear things clearly.

Approval of Minutes:

1. August 4, 2020

Chairman Ketola called for the approval of minutes from August 4th meeting.

Judy Unger –Clark asked Chairman Ketola for clarification on distance between the two driveways referenced on page 6 of the minutes and asked if it should be 200ft or 400ft. Clarification was provided that it should be 400ft. Chairman Ketola said the minutes should be changed to reflect 400ft.

Chairman Ketola asked for a motion on the change.

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Motion: Roberta Oeser moved to approve the minutes as amended, Holly Koski seconded.
Vote: Yes – 6, No -0, Abstain -1. The minutes of August 4, 2020 are accepted as amended.

Old Business/Continued Public Hearings

Planning Director Kirk Stenersen stepped down as Planning Director.

Chairman Ketola, introduced the continued case for the record.

- 1. Continued from August 4, 2020, 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 sq. ft. paper service restaurant with drive-thru and associated parking and drives.

Chairman Ketola reviewed where the hearing left off at the previous meeting and that the board was waiting for feedback from the Conservation Commission meeting on August 10th. Kirk Stenersen said that Con Com had reviewed the information and there were no comments or concerns with the project. Kirk Stenersen reminded Chairman Ketola that he had stepped down as Planning Director for the case because he was representing the applicant, Traven Development. Holly Koski said that she attended the Conservation Commission meeting. Sam Bouchie asked if the minutes from Con Com had been posted. Holly Koski said that they had not yet been posted when she checked. Holly Koski shared the following points from her notes: they talked about it being a 3,600 sq. ft., restaurant with 41 parking spaces and 40 seats, there is no signed contract/agreement to date, also mentioned was the public water supply, comments that the septic would be a clean water septic aeration system, the grease trap will be pumped every 3 months, and that the site is 86% open space. Chairman Ketola asked if there were additional questions. Kirk Stenersen said that the 86% was actually the area to be left undisturbed and the open space was anything that is not paved or that is not a building and pond swales with that it is 93.4% and he will be adding those notes to the plan.

Chairman Ketola asked if there was any feedback from NH DOT or anyone else. Kirk Stenersen said he hadn't heard anything from Frank, other than he was taking a site walk to look at it and didn't see any issues. Roberta Oeser asked if the small plans were revised since the last meeting or were they the same. Kirk Stenersen said they were the same and that he wanted to see if there was anything else that would have to be revised before updating them.

The following items were discussed:

From the Site Plan Regulations (section reference in parentheses)

1. Please add lighting symbol to legend. (VI.2.B.6)
The light symbol has been added to the plan and will be added to the notes
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) Location of existing and proposed wells or possible State Approval for Public Water Supply (VI.2.B.15)

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5. Report from the Fire Chief and Police Chief (VI.3.A.6)
6. 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

Kirk Stenersen responded to the boards' questions regarding items from the Site Plan Regulations that were missing and Notes from the reviewers.

Site Plan Items

1. Kirk said the light symbol was on the plan and pointed it out. He will add the information to the notes.
2. The sign ordinance spells out the location of proposed signage and the signage will meet the Town of Rindge Sign Ordinance
3. The Wetlands Scientist stamp has been added to the plan and is located on overview page 2.
4. Location and distance from the nearest fire pond, Chief Donovan provided a letter in that regard
5. Proposed wells are shown pending approval from DES on the public water supply
6. Received an email from both Chief Anair and the Fire Chief
7. No letter has been received from the Conservation Commission as of 3pm today.

Notes from the Reviewers

1. The Chief addressed this in his letter
2. The test pit data once submitted is part of the application it's on a separate form that goes to the state.
3. Question on note regarding pages 5-8, grading and utilities plan. Kirk said he was unclear about what the Board was looking for. Jonah said they were just going by the sheets that were attached. It was just other site data.

Kirk Stenersen asked if the Board still wanted the note for the light symbol added to the notes. Chairman Ketola said yes, because we look for it in the legend and it wasn't there. Chairman Ketola asked if there were additional questions from board members. Roberta Oeser said there was nothing added to reflect Chief Rick Donovan's requesting a condition be added regarding the need for emergency water supply and suppression. Following discussion the following condition was added, "Subject to adequate emergency water supply and suppression as approved by the Director of Public and Life Safety", as condition number seven.

Roberta Oeser asked if anyone went down to take a look at the driveway. Two board members responded that they did and another said he took a look at it using google earth. Kirk Stenersen prepared a drawing of the site for the board to view.

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Chairman Jonah Ketola read the information regarding the application into the record.

Regarding the application:

- 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 Stormwater Analysis and Management Plan appears to adequately address the Site Plan Regulations in regards to stormwater 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.

Kirk Stenersen showed the passing and turning area that was referenced by Roberta Oeser, the location of access points of abutters and the distance between the two driveways on the overhead.

Holly Koski asked Chairman Ketola if he received an email from the Dicklers and he said that he had not. Holly gave the email to Chairman Ketola and he stated the email was from Deni and Jeff Dickler and read the cover page into the record “Jeff and I are out of town. We cannot attend the continuation of the public hearing for Map 6 Lot 19-2 and we ask that our comments be read at the hearing and included in the public record. We oppose the planning board ignoring comments made by Traven and Higher Design in the December 2018 hearing. Due to the time constraints we cc’d members of the Planning Board that we have email addresses for.” Chairman Ketola said there were a couple of pages attached to the email and they should be added as part of the record.

Kirk Stenersen said that at the original application for the Dunkin Donut, Traven Development site, one of the comments was in reference to the open space. Kirk Stenersen said that he wrote a letter dated December 12, 2018 and asked the Planning on behalf of Traven Development LLC, Higher Design PLLC is requesting the Planning Board consider the intent and objectives of Open Space Article (X.C.3.d) are met with the plan as submitted. While the required open space (30%) is not “protected in perpetuity by covenants running with the land” over 90% will remain undeveloped. A large portion of the property is wetlands and the areas which are upland, as per SCS soils, are long and narrow areas or areas which are not accessible due to wetlands on the property and limited access to NH Route 119 and U.S. Route 202. Thank you for your consideration in this request.”

At that point in time my understanding was they did not, it was not a statement that it forever was going to remain undeveloped by any stretch. Recently Matt Olson asked me to look into this further and that’s when we flagged the wetlands closer to the present site. I did do calculations in regards to the open space requirements on the original site plan. If you recall we requested a waiver for boundary and topography for the entire property. The area that was based on the

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undisturbed area was 92.6% and total open space 96%. After the subdivision that space is undisturbed area on the original part is 81% with total open space of 89.8%. On the proposal for this property total undisturbed area of 86% total open space 93.4 with development on both properties the total undisturbed area is 84% and the total open space is 92%.

Chairman Jonah Ketola took a question from Judy Unger-Clark “why did Mr. Stenersen write the letter to the board and who were the reviewers at that particular time. I believe it was Bruce Donati and Charlie Eicher”. Kirk Stenersen said that he thought Bruce was one of the reviewers and included the condition regarding restricting further development on that site. And that during the boards’ discussion of the conditions it was removed.

Chairman Ketola asked if there were any other questions from the audience

Judy Unger-Clark asked about the percentage of the remaining undeveloped property and in a few years would we be looking at someone subdividing and building on it again. Chairman Ketola said that right now we don’t know what the future is going to bring. Judy Unger-Clark asked to view the plan to see where the lot and the buildable land and wetlands were. She came to the table and reviewed the plan.

Dennis Casey asked about a traffic study. Kirk Stenersen said a study was done when Dunkin Donuts went in. Dennis said the traffic at the intersection has increased since the second paper service restaurant went in and asked if he could read a few lines of the Town Vision Statement into the record. Jonah said yes. The Vision Statement was read into the minutes.

Kim McCummings said we need to think about the future of traffic, curb cuts and traffic speeds through that intersection.

Jason mentioned the issue of excess trash that was discussed at the previous meeting on this application.

Chairman Ketola read the recommendations into the record.

Recommendations:

- 1) All applicable governmental permits shall be obtained, which may include, but are not limited to:
 - a. NHDES approval of septic system construction
 - b. NHDES Public Water Supply approval
 - c. NHDOT Driveway Permit
- 2) Prior, during and after recording of the decision, the applicant shall be made aware that any conditions placed on this site plan through other governmental or permitting agencies are hereby included in this approval.
- 3) All units shall conform to the NH Enhanced 911 naming and numbering system as managed by the Director of Public and Life Safety, Rick Donovan.

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- 4) All signage will be in accordance with the Sign Ordinance.
- 5) All construction, site work, and site operations shall be consistent with the most recent set of plans by Higher Design, PLLC and associated documents (e.g. Drainage Report – dated July 13, 2020).
- 6) The applicant or applicant’s agent shall provide the Planning Office with an electronic copy of all approved plans.
- 7) Subject to adequate emergency water supply and suppression as determined by the Director of Public and Life Safety.

Chairman Ketola asked if there was anything else to be added and asked for a motion.

Motion: Jason Paolino motioned to grant conditional approval of the “Rindge Crossing II” application as presented with the seven aforementioned conditions”. Holly Koski seconded the motion. **VOTE:** Yes –6, No- 1, Abstain – 0. The plan was conditionally approved.

Kirk Stenerson returned to the table.

New Business/ Public Hearings

Hearings - Sept 1 continuation of Mike and Katelyn Aho subdivision
Navian PURD
5 Lot Sub-division

Reports of Officers and Subcommittees

P.U.R.D. Sub-Committee – Jason is working on the set-up for the first meeting on Wednesday, September 2nd

Planning Office Report

Other Business

Meeting Adjourned 7:56 pm

Respectfully submitted,

Kim McCummings
Planning Secretary