

PLANNING BOARD
Selectman's Meeting Room
RINDGE, NEW HAMPSHIRE
September 17, 2013

DATE: September 17, 2013 TYPE: Public Meeting APPROVED: October 1, 2013
TIME: 7:00 pm

CALL TO ORDER:

Planning Board Members: Chairman Kirk Stenersen, Vice Chair Kim McCummings (arrived at 7:15pm), Hank Whitney, Phil Simeone, Bruce Donati, Charlie Eicher

Planning Board Alternates: Holly Koski arrived at 8:26pm from Crime Watch meeting

EX OFFICIO: Roberta Oeser

PLANNING DIRECTOR:

PLANNING SECRETARY: Susan Hoyland

APPOINTMENT OF ALTERNATES

OTHERS Randy Haight of Meridian Land Surveyors, Vincint Marchildon

1. ANNOUNCEMENTS

Hank Whitney and Bruce Donati attended the Pearly Pond Association meeting and updated the board as to the activity on this grant which included:

- Sampling of watershed
- Plans for lake lowering-8" target
- Five year milfoil control plan
- Website posted by FPU which outlines history
- Plans for shoreline survey
- Goals to reduce phosphates

2. APPROVAL OF MINUTES

- a. September 3, 2013 Public Session

MOTION: Phil Simone moved to accept the minutes of September 3, 2013 with a correction to page six. Hank Whitney seconded the motion. Vote: 6-0-0

3. NEW BUSINESS

- a. **CONCEPTUAL CONSULTATION with** Mike Hammer, Surveyor, on behalf of Vincint Marchildon-for property located on Weatherby Hill Road, Map 3, Lot 69. Potential technical subdivision of a very large parcel of land in the residential-agricultural district.

Randy Haight presented this concept to the Board on behalf of Mike Hammer of Meridian Land Surveyors, who was at another meeting. Mr. Haight said that his client, Mr. Vincint Marchildon, owns a +/- 45 acre parcel of land on Weatherby Hill Road, a class six road. Mr. Marchildon would like to keep five acres for himself and sell the other 40 acres. Mr. Haight said that he is asking the board to allow him to do a concise survey of the 5 acre parcel (where Mr. Marchildon's house is) and then compile the data for the remaining 40 acre parcel with a survey that was done in 2010.

Chairman Stenersen asked if the westerly boundary was bounded by stonewalls. Mr. Haight said that is was. After a short discussion, and as the Board had no objections, it was agreed that Mr. Haight's request was reasonable and that the board would accept this method for a future application for technical subdivision.

Chairman Stenersen recused himself.

4. OLD BUSINESS

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| a. Approval of a new set of plans as a result of a driveway relocation for Site Plan Review submitted by Tim Halliday for a diner to be located at Tax Map 6, Lot 17-1, 1421 NH Route 119 in the Gateway Central |
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Vice Chair McCummings said that, after Site Plan Approval, a change had been made between Tim Halliday and NH DOT to change the location of the driveway at the Diner. This change is not reflected on the original plans that were part of the approved Site Plan Review. Vice Chair McCummings requested a new plan to show what's 'on the ground'.

Vice Chair Kim McCummings asked Kirk Stenersen of Higher Design to address the Board.

Kirk Stenersen said that relocating the driveway approximately 110 feet to the east changed the location of parking spaces on the original plan. He has provided the board with a new plan reflecting this change as well as a copy of the NH DOT approval of this driveway change.

MOTION: Hank Whitney moved to accept this plan. Roberta Oeser seconded. Vote: 6-0-0

MOTION: Roberta Oeser moved to make this plan an addendum to the Site Plan Review file for Tax Map 6 Lot 17-1. Phil Simeone seconded. Vote: 6-0-0

Chairman Stenersen returned to the table.

5. Planning Department Report

- a. **DISCUSSION:** Randy Burt offer for Impact Fee payment plan

Chairman Stenersen said that on August 21, 2013, David Duvernay issued a Notice of Violation to Randolph Burt for failure to pay \$5726 in Impact Fees for a residential dwelling on 129 Bean Hill

Road. Mr. Burt has been residing in the dwelling without having received a Certificate of Occupancy.

Per Mr. Duvernay's memo to the Planning Board; "Section F, 3 of the Impact Fee Ordinance states that "Impact fees shall be collected as a condition for the issuance of a Certificate of Occupancy." "And Section F, 4 states, "The Planning Board and the fee payer may establish an alternate, mutually acceptable schedule of payment of impact fees."

Chairman Stenersen said that Mr. Burt had made a payment plan offer of \$100.00 per month for Impact Fees. Board members were in unanimous agreement that this offer was not acceptable.

Charlie Eicher said: "If we're going to make payment plans as part of our policy, it should be the same for everyone. He has not shown a hardship. If he has a hardship, then he needs to come here and prove that."

MOTION: Roberta Oeser moved that the Impact Fees for 129 Bean Hill Road in the amount of \$5726 are due as a condition for issuance of a Certificate of Occupancy. Charlie Eicher seconded the motion. **Vote: 7-0-0**

b. Discussion: Impact Fees-

Chairman Stenersen said that another resident had requested a payment plan for Impact Fees but was not comfortable coming before the board to "air his dirty laundry". Chairman Stenersen suggested that he could come before the board in a Non-Public Session per RSA 91-A:3, II for reputation.

c. Southwest Regional Planning Commission Natural Resources Priorities Survey.

After a short discussion, the Board decided that the best way to complete this survey would be individually. Board members were asked to complete this survey and return it to Susan in the Planning Office no later than September 24, 2013. Vice Chair Kim McCummings volunteered to then compile the answers and pass the information along to Richard Mellor for further compilation.

d. Other updates

Chairman Stenersen updated the board on activity on:

- Atlantic Drive-copy of DOT letter to Atty. Panciocco re: no driveway permit from 119 to landlocked piece of property.
- Sam Bouchie, Woodmore Campground, Letter from Dave Duvernay, No site plan needed for wiffle ball field.
- Volunteers needed to review application from FPU for Clubhouse. Kim and Bruce volunteered to review.
- Wal-Mart: Attys. For Hannaford and Wal-Mart have been to Planning Office to review files. Update from Phil Simeone on what he has found in old files thus far.
- Kirk's follow up memo to Dave Duvernay re: Atlas Fireworks signs

Planning Board Meeting Minutes
September 17, 2013 KS, KM, PS, RO, HW, CE, BD, SH

- Kirk's memo to BOS re: Offer made to New Planning Director. Start date: October 7 – October 15.

Adjourn at 8:30PM

Respectfully submitted,

Susan Hoyland
Planning Secretary