

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
APRIL 20, 2004
MINUTES**

DATE: APRIL 20, 2004 TYPE: Public Hearing DATE APPROVED: May 4, 2004

TIME: 7:00-10:25 PM. Katie Duffy, Chair

CALL TO ORDER, at 7:00 PM

ROLL CALL: Katie Duffy, Richard Isakson, James Hoard, Charles Carroll, Dr. Gerald Parker, Arthur Fiorelli, Jo Anne Carr, Robyn Payson

Dr. Gerald Parker left the meeting at 8:30pm

APPOINTMENT OF ALTERNATES: Richard Isakson for David Tower

MINUTES OF PREVIOUS MEETINGS: Richard Isakson, moved to accept, Dr. Gerald Parker 2nd, so voted.

ALTERNATES EXPRESSING INTEREST: Katie Duffy welcomed and introduced the board to Kim McCummings who was present to observe as a potential alternate. Tim Halliday came before the board to express his interest in filling a position as an alternate.

OLD BUSINESS:

CORRESPONDENCE:

Les Cypret: responded to the 90 day notice from the board with a letter stating that he did not feel that submitting a site plan was necessary as he withdrew his plan to make changes to his site. Due to the on going issues with code enforcement and the planning board it was decided that Mr. Cypret be sent a certified letter requesting he appear before the board May 18th 2004 to address site plan and violation issues. Charles Carroll made a motion to send Mr. Cypret the letter Dr. Gerald Parker 2nd the motion carried unanimously.

NEW BUSINESS

MINOR SITE PLAN CRAIG CLARK AMATEUR RADIO OPERATIONS TOWER:

Application to construct a tower to replace, one destroyed in a storm in 2000. Regulations state that set back must allow for collapsibility. The board decided that the tower must be replaced in kind and be 100 ft or less to meet set back. Craig clarified that he owns both lots in question so the height of the antenna is not an issue.

The Tower as proposed is 140' in height. Per the Town of Rindge Wireless Communication Ordinance, Amateur Radio Receive only Towers that are between 100 and 150' in total height, the Planning Board requires a basic site plan review and defines setback requirements to 125%

of the total height. This tower falls within 60' of the nearest property line. This property, Map 10, Lot 1, is identified as owned by the applicant. Therefore, the Tower may be allowed at 140'. However, should the property be transferred to another owner, the Tower would no longer be in compliance with the Town Ordinance, and would have to meet the setback of 125% of tower height.

RINDGE VETERANS MEMORIAL: Paul O'Connor presented the plan for the Veteran's Memorial Park. Once it is complete, the Veterans will donate it to the Town of Rindge. Resident of Todd Hill Rd, William Thomas voiced his opposition to adding more lights to the center of Rindge and adding to the light pollution. The board discussed lighting options, emphasizing that the American flag always needed to be illuminated. Richard Isakson moved accept the plan James Hoard 2nd the motion. Board voted unanimously to accept the plan. Continuing approval until May 4, so lighting design can be addressed.

LIGHTS ON THE COMMON: Arthur Fiorelli as ex officio will address the Board of Selectmen regarding the timing and level of lighting on The Common and Meeting House.

BOB VANDYKE:

TAGGART MEADOWS: Jo Ann Carr went to subdivision with Code Enforcement for a site visit to look at roads, and discovered land clearing inconsistent with approved phased plan on file with the planning board. There are also on going issues with Bob VanDyke, clean up considerations, erosion control, storm water issues concerns with existing and proposed town house.

VANDYKE CELL TOWERS: Arthur Fiorelli moved that the Town of Rindge hold a public hearing at the Rindge Town Office concerning its conditional approval of cell towers located on US Route 202 (map 10 Lot 28-1) and Todd Hill Road (Map 27 Lot 4). The public hearing is for the purpose of determining whether the cell towers have been utilized for wireless transmission communications by the general public in the past 180 days. In the event the tower ceases to be utilized the owner may be required by the Planning Board to remove the pole from the site, per The Planning Board Resolution of approval dated July 27, 2000.

Arthur Fiorelli made the Motion Richard Isakson 2nd

Katie Duffy -Opposed James Hoard-Opposed Charles Carrol -Abstained Dr. Gerald Parker not present to vote

The motion not carried.

Final decision of the board was for Mr. VanDyke to appear before the board on May 18 to address issues of Taggart Meadows and Cell Towers

FRANKLIN PIERCE COLLEGE:

Site Plan Review Townhouse Dormitories: Jeff Kevan presented plans for housing on College Rd on Pearly Lake. Franklin Pierce College is not subdividing the lot as originally

proposed. Water Septic and Drainage plans were reviewed. Jo Ann Carr expressed concern that the water supply was too close to the septic system. Remaining concerns were fire management, traffic, lighting, and a more detailed storm water and landscaping plan. The board felt that they need concerns addressed before the plan can be approved. A site visit was suggested and will be scheduled May 1st 10:00 am at the site of the new Townhouses.

Richard Isakson made a motion to accept the plan, James Hoard 2nd. The plan was unanimously accepted.

Motion to approve was continued to the meeting of May 4.

Site Plan Review Ball Field: Jeff Kevan presented the plans for the 2 ball fields including the conservation easement. Concerns were expressed about the use of salt on the roads, lighting and sound. Bruce Kirsch asserted that FPC has been committed to working with the community as much as possible and they will continue to do so.

Arthur Fiorelli was concerned that the board should consider accepting these plans without consulting an engineer. Jeff Kevan said that the contractor is putting up a performance bond. Motion to accept plan by Richard Isakson Charles Carroll 2nd Motion carried unanimously.

Motion to approve plan made by Richard Isakson James Hoard 2nd carried with conditions

1. In the future the board may want to address lighting and sound issues.
2. Check that there is no off site flow. Subject to DES Wetlands, Site Specific and EPA NPDES permits.

TOWN FACILITIES AND OPEN SPACE PLAN: Richard Mellor Conservation Commission is engaging South West Regional together with Monadnock Conservancy to put together a more in depth open space plan. The goal is to have a draft by December, and is looking for a liaison from the Planning Board. This is something that can be added to the master plan if the board chooses.

Richard Isakson moved to adjourn Katie Duffy 2nd
Meeting Adjourned 10:25pm

NEXT MEETING

May 4th

Respectfully submitted,
Robyn Payson