

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
April 26, 2005
MINUTES**

DATE: April 26, 2005 TYPE: Work Meeting DATE APPROVED: 05/17/05

TIME: 7:00- PM. James Hoard

CALL TO ORDER, at 7:00 PM

ROLL CALL: James Hoard, Katie Duffy, David Tower, Dick Isakson, Craig Cypret, Arthur Fiorelli, Roberta Oeser, Doug Gutteridge, Jo Anne Carr

APPOINTMENT OF ALTERNATES:

There was a brief discussion of alternates: Letters of interest received from John Vorfield, Kim McCummings, Robyn Payson, and Tom Coneys.

Roberta Oeser noted that the Selectmen choose an alternate for the ex-officio and suggested Robyn.

Dick Isakson motioned to recommend Robyn as such, Katie Duffy Second, Passed unanimously. It was noted that Robyn could continue to be appointed as a regular alternate.

Roberta Oeser stated that the recent town election indicated the Town wanted a change of faces on the Board and does not support Kim McCummings as an alternate.

Art Fiorelli noted the tradition of appointing other candidates who lost elections were appointed as alternates.

Dave Tower nominated Dick Isakson for a three year term as alternate, Art Fiorelli second, noting Dick's experience. Passed unanimously.

Jo Anne Carr brought the standard contract for services for Clough Harbour Associates. James had already reviewed the contract with the purpose of hiring this firm to provide review services for the anticipated Home Depot proposal. She suggested the next step would be to generate a scope of review for the project and asked whether any board members might be interested in assisting. Dave suggested scheduling a meeting with the contractor and posting it for any members who may be able to attend.

Jo Anne briefly reviewed the scoping meeting with NH DOT for the Home Depot project. Notes are attached. The first issue discussed at the meeting was the possibility of creating another access on 202. NH DOT was not favorable to this idea, as the road was intended as a bypass and the access rights had been sold to the Federal Government by the previous owner. A couple of issues were raised for the town to consider in addition to the State's review: the Town can broaden the scope of the traffic analysis, the State's growth rate is about 2%, Rindge has grown at about 4% in the past five years, and the state considers a 10 year buildout, whereas the subdivision standards require a 20 year buildout for road impacts.

Jo Anne noted that she had prepared a memo for the Selectmen and Department Heads to consider updating the road standards for subdivisions and commercial sites.

Moving on to general planning issues and developing the work plan for the year, Roberta noted that the Master Plan is somewhat ambiguous and sometimes subjective.

Katie returned to the discussion of alternates and asked that Robyn keep an attendance list for alternates. Then under the document "Rules and Procedures" suggested removing the paragraph referring to the term of the Ex-Officio under the section "membership".

There was general confusion as to what the agenda was for this meeting – no-one had given direction to Jo Anne for preparation for the meeting. Art noted that each meeting is supposed to have an agenda for posting. It is important for Board members to be able to prepare for meetings. It was determined to postpone the discussion on Rules and Procedures for the next meeting and members had a chance to read the material.

Dave gave a brief report on the School Committee working group. A survey of the current site conditions at the Rindge Memorial School could accommodate an 80,000 square foot, 550 student, middle school. There are two potential locations on the 40 acre parcel with access to Goddard road. The project might be easier to design if the Historical Society could be relocated and the property sold to the district. The Historical is not averse to the idea – but a new home would have to be found first.

Discussion of Goals for the Year:

Roberta asked for ideas. Dick suggested work on the Sign Ordinance was promised, and also suggested that the driveway ordinance should be updated. Katie was concerned that the Board had no notice for forestry cutting as was discussed last year. Jo Anne noted that the town has no authority to require landowners notify the board that a forest cut is ongoing – other than the State's Intent to Cut form. Dave noted some concern that there is an apparent hole in the regulations regarding advance notice and land use conversion activities with respect to clear-cutting. There was no action taken at this time.

Katie suggested that the subdivision regulations be updated to address road design and construction standards. Jo Anne said she had started working on this part of the subdivision regs. Katie also suggested the board revisit the recently approved Site Plan regulation with respect to the landscaping and impervious requirements.

Art noted the Master Plan could incorporate the recent draft and anticipated update to the Open Space Plan as well as the new Community Facilities report.

Dave suggested a sub-committee to work on integrating these and also to make a Townwide presentation.

Jo Anne suggested that as work should be progressing on the Master Plan, a speaker's series could be developed, with the goal of informing the Board and residents on issues of common concern. This series would lay the groundwork for the rewriting of the Master Plan. The board agreed and asked that Jo Anne come up with a draft list of topics and presenters.

The following issues were decided on for the upcoming year.

Subcommittees:

Katie – Driveways

Roberta and Craig – Sign Ordinance

Dick and Doug – Roads

The Board then moved to go into Executive Session per RSA 91-A-3
Art Fiorelli motion, Dick Isakson second, unanimously passed.

Meeting Adjourned 10:00pm

NEXT MEETING

May 3, 2005

Respectfully submitted,

Jo Anne Carr