

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
APRIL 6, 2004  
MINUTES**

**DATE: APRIL 6, 2004  
20, 2004**

**TYPE: Public Hearing**

**DATE APPROVED: April**

**TIME: 7:00-9:00 PM. Katie Duffy, Chair**

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**CALL TO ORDER, at 7:00 PM**

**ROLL CALL:** Katie Duffy, Richard Isakson, James Hoard, Cheves Walling, Michael Kundert, Charles Carroll, Arthur Fiorelli, Jo Anne Carr, Robyn Payson

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**APPOINTMENT OF ALTERNATES: Michael Kundert for Dr. Gerald Parker Richard Isakson for David Tower**

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**MINUTES OF PREVIOUS MEETINGS: Michael Kundert, moved to accept, Charles Carroll 2<sup>nd</sup>, so voted.**

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KD introduced the board and welcomed new board member James Hoard. Paul O'Connor, who is being considered as an alternate was also in attendance and welcomed.

**OLD BUSINESS:**

**TAGGART MEADOWS ROAD CONSTRUCTION:** Bob VanDyke requested bonds which will expire April 11<sup>th</sup> be reduced because all that remains to be done is the final paving on these roads. The selectmen are concerned about the quality of paving and want assurance that the roads are within the specifications and standards of the town. Per meeting with Bob Van Dyke and Edgar Gadbois, JC understands the process as follows. The engineer who over sees road construction submits an "as built plan" when the project is complete which is signed and stamped by a NH licensed P.E., who demonstrates that the road is built according to specifications that the planning board required. One road is built with a base of 20 inches gravel 4 of top coat. The other is 12 inches base and 6 inches top coat which was approved by the P.B. per the new specification. JC did drive out and see some breakage and cracks which would need to be repaired before top coat of pavement could be laid down but not any major sink holes or outstanding areas were visible. JC said an engineer would be required to give an evaluation of road condition.

JC-Should these roads be complete before his next phase of construction be approved? MK felt it may be more fair to reduce some of the bond while working on future subdivision before finishing. At this point he is entitled to finish paving the road and have his bond returned or extend the bond. The board felt it would be in the best interest of the town to re-bond the roads and not require them to be finished until the subdivision is complete. Following inspection by an engineer and the Highway department the bond can be returned when an "as built".

**CRAIG CLARK AMATURE RADIO OPERATIONS TOWER:** Looking for permission to build a radio tower of 140 ft at the tip of the highest antenna. Replacing an antenna destroyed in

a storm in fall of 2003. Submitting a basic site plan which will be on the agenda for the April 20<sup>th</sup> meeting.

**VANDYKE CELL TOWER:** JC spoke with Bob Van Dyke , he told JC that Verizon has not gotten back to him yet. JC will follow up with him so it can be discussed at the April 20<sup>th</sup> meeting.

**(VALLEY MARINE):** Ali Jabar is getting approval for a septic system on the Winchendon side of the line. There was a design in 1995 for 2000 gallons/day system which was never built and has expired but Steve Aldrich, the sanitary engineer is bringing it up to date. JC met with Ali Jabar re;his amended site plan review and that the board needs a few weeks notice. He plans to come in on May 4<sup>th</sup> for a site plan amendment.

**CRAIG CYPRET:** No news JC will remind code enforcement officer and ask him to check.

**WHITE HOUSE ON 119:** No news on what business, if any going in there. Did not meet threshold for state forest cut permit. Cannot stump because it is too close to the pond. They did install a silt fence to protect the pond. Attention is being paid to the issue but no information of a specific business at this time.

**TOWN GARAGE:** Jeff Murray from CMA Engineers in Portsmouth. Introduced and described layout of building. Proposed site of the garage is an 85x100 ft building. It was initially going to be located close to the site of the existing garage but due to site and wetland limitations it had to be relocated. Therefore it is much more visible so the design has changed to fit more in to the aesthetics of the town. Location of the building placed with the possibility of future expansion in mind.

Existing storm water run off from the recycling center and portions of the highway garage site have drains to the edge of the pavement to an un-maintained gravel ditch and a couple of catch basins toward the east which has created a small wetland pocket. The proposed plan is to manage that storm water runoff with a set of fine grading on the pavement and hooded catch basins to help remove sediment and help remove oil from truck drippings from operations. That water and storm water is collected by a series of culverts hooded catch basis's or stone lined swale it is then discharged in to common catch basin and storm water treatment device which is a vortex separator.

The result of the drainage plan should have very little impact on abutters. Hooded catch basins were asked for and accommodate a 6-month storm.

Chris Noell-asked what impact the garage would have on Payson Hill Rd. abutters. If anything, the town has taken many steps to improve operation of the salt shed. The highway garage will not impact and make things safer.

Building and landscaping design is still being developed. Design began as prefab metal building but as changes are made the cost goes up.

Placement of office space is in question. Hearing was continued to May 18per applican't request.

KD suggested a site walk 6:00 Recycling center May 18<sup>th</sup>

**NAVIAN DEVELOPMENT:**

**Technical Subdivision** Providing additional land area to a larger undeveloped lot. MK made a motion to accept CW 2<sup>nd</sup> unanimously accepted by board. DI made a motion to approve MK 2<sup>nd</sup> approved by board –Fiorelli Abstain

**Minor Subdivision** with a waiver for utilities and drainage. MK Motioned to approve the waiver JH 2<sup>nd</sup> Board unanimously approved

Minor subdivision accepted based on following conditions:-well easement recorded on the plan and state approval of the septic plan

CW Motioned to accept the minor subdivision MK 2<sup>nd</sup> board unanimously approved DI motioned to approved subdivision MK 2<sup>nd</sup> board approved minor subdivision. -Fiorelli Abstain

**CHERYL GIBSON: MINI SITE PLAN REVIEW:** Cheryl wants to put a one chair beauty salon in her home on Camri Court, In Winn Farm. She has gotten approval from the BOA to run a small business in a residential agricultural zone,. DI motioned to accept JH 2<sup>nd</sup> board accepted unanimously Approval based on Cheryl providing the board with a list of products and to keep the board informed of any change of the products used in the salon MK motioned to approve JH 2<sup>nd</sup> Board unanimously approved.

**ALTERNATES:** Received letters from Kim MCummings and Tim Halliday. Paul O'Connor and Jessy Evans have been invited

**IMPACT FEE CONTRACT:**

KD Felt it was pricy and was not sure how billing was determined. JC said she would put together a project schedule and an hourly billing plan.

Meeting Adjourned 8:40pm

**NEXT MEETING**

**April 20<sup>th</sup>**

Respectfully submitted,  
Robyn Payson