

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
FEBRUARY 17, 2004
MINUTES**

DATE: February 17, 2004 TYPE: Formal Hearing DATE APPROVED:

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

CALL TO ORDER, at 7:00 PM

ROLL CALL: Katie Duffy, Richard Isakson, Cheves Walling, Jerry Parker, Jessy Evans, Charles Carroll, Jo Anne Carr, Robyn Payson

APPOINTMENT OF ALTERNATES: Richard Isakson for Dave Tower

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

OLD BUSINESS:

Jo Anne talked about the weekly memo she sends out and its purpose to keep the selectmen up to date regarding the planning board. It was suggested to itemize actions taken by office over the course of the week.

KD spoke with Jerry Coogan over the phone to have some questions answered. She would like to send him a letter thanking him for all he has done as interim planner. We may need his input again to assist with the update of The Master Plan.

NEW BUSINESS:

Thank you note from Dr. Parker

Dave Duvernay court case John T Walsh vs Town of Rindge 3/16/04 at 1:30pm

JC sent around information about Training Land Resource Management Workshops and a class on Thursday night "Subdivisions and Individual Septic systems."

JC handed out copies of "Non-point source pollution" book.

Announcement of 11th annual Spring Planning and Zoning Conference.

KD discussed warrant article and asked for questions. DI felt spending twenty five thousand dollars in article 6 for a community facility study was unnecessary, and would like the board to stand as a group at town meeting to amend the warrant article from twenty five thousand dollars to zero. Board feels rushed into warrant article, its scope not well defined. DI feels that senior housing goals have been addressed through zoning amendments and planning documents. KD said a minority of the BAC opposed senior housing but it is not a legitimate BAC concern.

DI felt articles 6 and 7 were redundant. CW felt 7 was separate issue from 6. (See warrant attached)

KD, CW felt that this was not an issue for the “planning board” to take a stand on but individual “citizens” may stand and give their opinion. The planning board should take no stand on a warrant article.

JE is concerned with communication between PB and selectmen and their expectations from JC. CW suggested meeting with Edgar 3/2 to review the PB work plan and job description.

TECH SUB MAP 2 LOT 14-1 Pauline Gosselin/Berta Vasser: Merging to ensure a buffer and ensure privacy from any development. Noted that on the mylar the correct address of 155 Rand Rd was recorded but on other map incorrect address 151 Rd. Corrected and signed by KD. Dr. Parker complimented saying all members of community should do the same to protect land. GP move to accept; CW 2nd. DI move to approve; GP 2nd. *See review notes attached.

Motion to approve Tech Sub by DI 2nd JP Accepted unanimously.
The decision will be recorded within a week.

TECH SUB MAP 37 LOT 9 David Killmer with abutter Lee Kendall
Mr. Killmer’s purpose of technical subdivision is to fix septic. GP verified failure. Septic system is slowly failing and the only way to fix it is to expand into abutters lot. Lee Kendal is willing to allow Killmer to use land as leaching field.

KD said Killmer needs a variance from BOA. They meet state stipulation of 75feet from wetland but not town stipulation of 100feet from wetland, as there is no additional land available.

Due to clear hardship every effort will be made to get this on to March BOA agenda for variance.

Motion to accept CW; CC 2nd Motion to approve, with 3 conditions.

Pending state approval of septic system, BOA variance for wetland setback and no future expansion. Motion to approve DI, CW 2nd. Accepted unanimously *See review notes attached.

MERGER AND MINOR SUBDIVISION MAP 3, 59 & 51-1MAP 7, L96

AnthonTony Cherubini holds one deed and gets 3 tax bills so he wants to merge the lots to conform to the one deed. DI and CW had concern about designation of lot numbers. No real change, just re-organization for tax purposes. There are still 3 house lots. No new driveways. Maps have 2 views dimensions need to be written on all maps

Motion to accept merger JP 2nd JE accepted unanimously. Motion to accept subdivision CW 2nd JP accepted unanimously. *See review notes attached.

TOPICS FOR FUTURE DISCUSSION:

Tim Halliday wants to be at an informal meeting to ask questions about a technical subdivision he wants to do.

What is status of trucks for sale at Halliday and Cypret?

What is status of Vandyke and Cell Tower?

adjourned at 8:39 P.M.

Respectfully submitted,

Robyn Payson