

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
January 18, 2005
MINUTES**

DATE: January 18, 2005 TYPE: Public Hearing DATE APPROVED: February 1, 2005
TIME: 7:00-8:45 PM. Dr. Gerald Parker

CALL TO ORDER, at 7:00 PM

ROLL CALL: Dr. Gerald Parker, Kim McCummings (Not Present for Impact Fee), Dave Tower (Present for Impact Fee Ordinance meeting only) James Hoard, Richard Isakson, Katie Duffy, Craig Cypret, Cheves Walling, Arthur Fiorelli, Robyn Payson, Jo Anne Carr

Impact Fee Ordinance Work Meeting

The Board met with consultant Bruce Mayberry from 6:00pm-7:00pm to review and discuss the fee schedule for the Impact fee Ordinance in preparation of Town Meeting.

Capital Facilities on New Residential Development.

- Public Safety Combined Impact Fee based on one facility, planning for a 20,000sq ft building. Two schedules could be developed, one with and one without apparatus.
- Recreation-Based on active recreation sites and land needed to support them. This does not include a “Community Center”. This may not need to be included until plans are more formulated.
- School-State aid cost basis for buildings only. Fee is based only on what the state would pay for rather than the actual cost of the facilities.

Bruce will submit his final report in 2 weeks and he will be invited to the Public Hearings.

APPOINTMENT OF ALTERNATES: Craig Cypret For Dave Tower

Dr Parker opened the meeting by reading the Rindge Planning Board aloud and urged all to read it as it talks about balancing residential and commercial for successful planning.

Approval of Meeting Minutes of December 16 : Katie Duffy made a motion to accept the minutes Art Fiorelli 2nd the minutes were accepted unanimously.

Planned Unit Residential Development-Continued Hearing Map 50 Lot 52-2

Off Meadow View Road Robert Van Dyke

Jo Anne informed the board that she received an estimate and contract proposal from Normando Associates, an engineering firm who would review the Taggart Meadow plans on behalf of the Town. She distributed to the board copies of the estimate for their review. She stated that she would not sign this contract until the board had time to review it. Jo Anne solicited a number of engineering qualifications and then called different towns to find out what their relationships with different engineers were before choosing Normandeau. Katie Duffy stated that the engineers can address the planning board’s concerns directly with the developer’s engineers so many issues can be resolved before the next meeting. It is a very worth-while process. Craig Cypret asked if this had been done before and Katie Duffy said yes. Jo Anne recommended a contract because a contract with established prices protects the developer as well as the Planning Board. Craig Cypret said that it looked like Jo Anne was covering all her contingencies. Cheves Walling said he thought it looked good. Bob Van Dyke joined the meeting first stating that he was agreeable to having Normando Associates review his plans. He described Taggart II, a nine lot subdivision with 8 single family lots and one 7.56 acre lot with 12 duplex units. Power will be overhead Meadow View Road to the cul-de-sac on Moose Run. Underground utilities are proposed for the lots on Moose Run. Katie said she remembered discussing that the board had wanted to see the power underground on Meadow View Road, Art Fiorelli agreed. Bob Van Dyke said that Public Service

suggested because there is such a long way before you get to anything and no views would be impaired by the poles, they thought running it up the road would be ok. Cheves Walling said that he also remembered power lines were to be underground up to the cul-de-sac. Katie Duffy said that the board has been asking for underground wiring in other PURD's. Bob VanDyke said that the homes will show no above ground wires. Katie Duffy said that if PSNH recommended that section of wires be above ground, then it should be acceptable. Dr. Parker asked if the general understanding was that all of the power lines were to be underground. Katie Duffy, Art Fiorelli, and Cheves Walling all agree that it wasn't but it was a subject that was discussed. What the project is waiting is for:

- Final on DES application
- State Subdivision approval
- Final permit from DOT .
- The final engineering review. Cheves Walling made the motion that Jo Anne sign the contract with Normandeau Associates Katie Duffy 2nd the motion was passed unanimously.
- Phasing schedule needs to be decided.
- "Active and Substantial Development" needs to be defined for the project.

Hearing is continued until February 15, 2005.

Bob VanDyke asked the board to re-consider holding the applications for site plan of the Town Houses at Taggart Meadows which are being held up by the litigation for the tree cutting violation. Art Fiorelli stated that town counsel advised that this specific application not be considered until the issue was resolved. Dr. Parker asked Mr. VanDyke if he could wait until the next hearing for a response to his question. Mr. VanDyke said he could.

Preliminary Consultation-Major Subdivision Map 10 Lot 13-1 Fitzgerald Rd. Edgewater Realty Trust

Paul Grazowitz presented a conceptual plan for a 4 lot subdivision on the approximately 92 acre property with 8 dwelling units per lot for a total of 32 dwelling units. These units would be on a cul-de-sac with 24 of the units being accessible from a single driveway. There are no wetlands impacts and there have been 30 acres set aside for Conservation. There has been a forestry operation going on for about a year at the location. A letter was read from abutter Bob Pilley of 142 Fitzgerald Rd. addressing his questions and concerns. The letter from Libby Hamilton, which was read at the previous meeting was noted for the record. Rose Davis of Fitzgerald Rd. stated that Fitzgerald Rd. was a very dangerous road asked if there were plans to upgrade the road and stated she thought it was a "terrible area for a development" if you upgrade this road you will ruin the quaint country road. Craig Clark said that he and his wife have lived on Fitzgerald Rd. for 25 years and they own 1000 ft of frontage on the west side of the road. There are approximately 10 Sugar Maples they actively tap. The proximity of their property to the road is very close, and there is a well that they use for farming during the summer months. The impact just to them alone is going to be significant. If the road is widened an Elm tree as well as the Sugar Maples may be taken which would be reprehensible. The town asked the residents of Fitzgerald Rd. if they wanted it to be paved. The residents do not want the road to be paved. The existing traffic has made more salt necessary to be used on the road and the Sugar Maples are already suffering. Rick Goodspeed said that although Fitzgerald Rd. appears to be quiet road but there is a surprising amount of traffic already. He also has trees that will be in danger from this development and a well that would be threatened by a road expansion. He went on to say that to quadruple the use of that road would create an almost unbearable situation for the residents of that road. Dr Parker said that the developers we always held responsible for the condition of wells to make sure the well isn't ruined. A site walk was proposed for March.

Assigning Alternates

There was discussion as to whether the secretary of the Planning Board (who is appointed in exactly the same way as any other planning board alternate) has the same status as the other alternate. Procedure for the appropriate appointments of alternates was also discussed.

Meeting Adjourned 8:45pm

NEXT MEETING

January 25, 2005

Respectfully submitted,

Robyn Payson