

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

**DATE:** January 20, 2004

**TYPE:** Work Meeting

**DATE APPROVED:** 2/3/2004

**TIME:** 7:00-8:50 PM.

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**CALL TO ORDER** Katie Duffy, Ch. Called to order at 7:00 PM

**ROLL CALL:** Katie Duffy, Charles Carroll, Richard Isakson, Cheves Walling, Jessie Evans, James Leger, Jo Anne Carr, Amy Raymond

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**APPOINTMENT OF ALTERNATES**

Richard Isakson for David Tower

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**MINUTES OF PREVIOUS MEETINGS**

RI, M, JL 2<sup>nd</sup>, Approved

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**NEW BUSINESS:** Dave DuVernay reports that he was asked to sign a septic plan for a system that was not 100 ft. from Pool Pond which did not meet our requirements. He did not sign the plan. The present system could be 20 to 25 years old. The Board had discussion on this and they concluded that in the case of a failed system it could be replaced in kind, but there could be no further expansion of the house or system. The plan will be sent to the State for approval.

**MAURICE SESIA** came before the Board to review the site plan for his place of business on E. Monomonac Rd. David DuVernay brought up a question about parking commercial vehicles on the other side of the road from the garage. DuVernay wonders if it is grandfathered. The lot is in Current Use except for a quarter acre. Maurice said the quarter acre got changed to a r.o.w. to some backland they do not have. Maurice brought a map of the property. His father had a meeting with Jim Rice of Avitar. Sesia has a note from Jim Rice. They would change the road frontage. DuVernay wants to know if they can use the other side of the road for their business. There is parking there only, no buildings. Maurice said the property was all on one deed when it was sold to his father by his grandmother. Jim Leger asked if Maurice's father used that area across the street when he started his business. Maurice said they did, they have used it right along. Amend Site Plan to allow parking for commercial vehicles on ¼ acre, no buildings. Maurice will write a letter to the Board asking for this.

Maurice had another question. The lot is 2.04 acres, could the garage be put on with the gravel pit? They would like to separate the house from the garage. They may not meet the setbacks. They advised him to see what he has, but they do not feel there is really a hardship in this case and they do not believe it could meet the required setbacks.

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**DENISE RAID**, who has applied for the position of Planning Board/Conservation Commission Secretary, came to the meeting. She was introduced to all members present and to Richard Mellor, Ch. of the Conservation Commission. She is not taking the position. Katie Duffy & Jo Anne Carr will be interviewing this week.

The position for Planning would be for twenty hours and about five hours per month for the Conservation Commission. Richard explained that the Conservation Commission could offer more hours per month if she is interested. They also have some files that need to be put in order and updated. They had discussion on integrating files of several boards. Denise gave the Board a little background of her computer experience. Chuck Carroll said he has a video of Access and will bring it in. Ed Gadbois said he is looking forward to working with Ms. Raid.

**ED GADBOIS-SENIOR HOUSING:** Ed came to speak to the Board about a proposed senior housing project that the Town would like to see come to fruition. This would be on a parcel of 14 acres of land behind the Town Office. They would work through South West Region Planning. This would be for low and moderate-income seniors and would include twenty five to thirty units. The Selectmen now want to go forward on this project. The Town would have to apply for a grant. There are several issues to be resolved. SWRP feels it can be done. They would like to plan for a common area that would be large enough to accommodate a community center, not just for the residents living there. This would be taxable property and provide needed housing. The zoning is okay. Richard Isakson wonders about the quality of water, due to problems in the past on Payson Hill Rd. Gadbois said SWRP would have to work that out. Ed said they want a five-member committee and would like to have another member from the Planning Board other than Jo Anne Carr. They also want to be sure they have enough land for expansion of the present Town Office building. This lot is separate from the one where the Town Office is located. Ed said they plan to go to Town Meeting regarding the leasing of this land to SWRP. Jo Anne mentioned they would need a Special Exception.

Ed also mentioned that he had a call from Franklin Pierce College regarding a meeting of the Town/Gown Committee, which will be held on Feb. 5<sup>th</sup>. This committee meets each quarter with the President of the College. They would like to present some plans for a development they have in mind for their Rt. 119 area. Ed advised they have a consulting group helping them. Katie mentioned that they had made some changes to allow some of the same uses in the College District as are allowed in the Village District. Ed would like to have another member for this committee. Chuck Carroll said he would be interested, but he could not attend any morning meetings, as he would be working. Jessie Evans indicated she is free at that time and would be interested in attending.

There have been meetings that include Department Heads, Selectmen, and Dave DuVernay with the College. F.P.C. would like to introduce their plans to the Town. They wish to create a little village area.

Jo Anne has had a conference call on this and they have not had experience working with a town. Richard Isakson said they should do an assessment. Plans should be updated. There will be a sub-committee to be involved in this project. They should have a member attending so they

would keep abreast of what is happening. Richard Isakson said get in touch with Bruce Kirsch, keep the Board informed.

**FOGG'S STORAGE TRAILERS:** David DuVernay wrote a letter to Evelyn Fogg regarding these trailers. Rae Fogg came in in response to the letter, as he operates the business. DuVernay said the Site Plan that he found did not show any trailers. Fogg said he would do whatever he has to in order to have them approved. They created an office in what had been a home, but at that item they did not have permission for a trailer. If the Site Plan indicated a certain area and they exceeded it, this would be a violation. They are trying to keep the businesses there separate. Evelyn Fogg could appoint Rae as her agent. Katie asked could we put a time limit on some of these cases? The Board feels ninety days should be plenty of time to start the process. David D. could notify them they are in violation, and if necessary take them to court. The fee for having the Sheriff serve papers is \$50.00. Damages \$250. per day.

Richard Isakson moved and Jessie Evans, seconded ninety days, so voted and approved by the Board.

Dave DuV. mentioned Allen & Mathewson items on land across the street from Fogs. They need to be in compliance. A site plan review may have to include the property across the street. Dave said the Fogs feel the piece across the street has always been a part of the site plan. The Board should clarify this with the owner. Cheves mentioned that the owner should have a copy of the present site plan. The owner states they have always stored things on the other side. Dave said if they stored excess materials there years ago it may be grandfathered. There are propane tanks stored there at present.

**VANDYKE – CELL TOWERS:** Dave reports VanDyke came in in January. He is getting rent from Crown Atlantic but the towers are not being used at present. Jim Leger said he heard they have a certain amount of time to activate. VanDyke does not come under the ordinance. He has 180 days. Leger said people allowed the tower because it looked like a flagpole and many people wanted service. It must be used for public use. Katie would recommend looking at the conditions, go over them before the Feb. 3<sup>rd</sup> meeting, they could grant 90 days, and take it up then. They may pass this by Beth Fernald. Dave D. said we still have the bonds on these.

**IMPACT FEES:** Jo Anne mentioned a memo regarding Impact Fees. Dave D. Talked to Dave Barron, of Jaffrey about this. He reports fees were passed about twelve years ago. He said Barron reports that in nine years he has collected a million dollars. The big problem is how do you turn the money over when there are two towns in the school district and the money is to go to schools. Money collected in Jaffrey goes to Jaffrey and money collected in Rindge could go only to Rindge schools. Dave said they were going to send him a schedule, but he hasn't received it as yet.

**CYPRET ISSUE:** Gerry Coogan wrote a letter to them. We have received no reaction. Craig is on vacation. Les Cypret is the property owner. Katie said send a letter to Les with 90 days to respond; things there have really changed. The site is quite different now. The Board just wants to know what they want to do there.

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**WAL-MART TRAILERS:** Jo Anne and Gerry went to see the situation. The question is if it is an amendment or not. Jo Anne asked for a report from Rick Donovan. She is waiting to hear from him regarding a safety issue. Maybe not 10,000 square feet if amending with the store. They need to look at the whole site. This requires amendment of Site Plan.

Richard Isakson mentioned that the Rindge Veterans wish to put up a memorial on the property in front of the old school house on the common. They will have some fund raising later. They will bring their plans to the Board at the appropriate time.

Richard Mellor mentioned that S.W.R.P. would be having a power point presentation regarding enforcement of development plans. There may be some cost, he was not sure, but if so, it would be minimal. This could impact insurance.

S.W.R.P. will also be a meeting on Tues., Feb. 3<sup>rd</sup> at 7:30. They are inviting whoever would like to attend. Those attending should confirm that they would be attending.

CW/M. JE/2<sup>nd</sup>, to adjourn.

Respectfully submitted,

Amy Raymond,  
Secretary, Pro Tem

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