

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
January 4, 2005
MINUTES**

DATE: January 4, 2005 TYPE: Public Hearing DATE APPROVED: February 1, 2005

TIME: 7:00-10:00 PM. Katie Duffy, Chair

CALL TO ORDER, at 7:00 PM

ROLL CALL: Katie Duffy, James Hoard, Dick Isakson, Dave Tower, Kim McCummings, Craig Cypret, Dr. Gerry Parker, Arthur Fiorelli, Robyn Payson, Jo Anne Carr

APPOINTMENT OF ALTERNATES: Dick Isakson for Cheves Walling

Approval of minutes

November 16, James Hoard motioned to accept the minutes of November 16, Dave Tower 2nd minutes were accepted unanimously

Announcements by Katie Duffy: Katie Duffy announced that she decided to remove herself as chair of the Planning Board. Dr. Gerald Parker will take her place.

Announcements by Jo Anne Carr: Jo Anne shared correspondence between the Department of Transportation and Jo Anne and TF Moran and Jo Anne to the representatives of Home Depot. She felt the Board should be aware of the correspondence between the various agencies who have been communicating with her regarding this proposal. TF Moran requested time at the December 7th meeting. Jo Anne said that she had responded with a memo to Deb Deitz of TF Moran on November 24th acknowledging that she understood that they wanted to be on the agenda of December 7th but the agenda was full that night and that she would let them know when the Board had had time to meet with them subsequent to that. Jo Anne suggested to them that in all fairness to the proponents as well as the Board they would need an hour for their presentation, and she left it up to the Board to decide when they would like to schedule this meeting. Dr Parker stated that right now the Board needed to eliminate the back log of applications and not feel rushed through hearings. Jo Anne stated that there would be time on the first meeting in February if the Board would be interested in inviting them in. Jo Anne went on to say that she had not received any further communication from Deb Deitz regarding this matter. Katie Duffy asked if the board could contact them so they could present on January 18 for an hour if there was time. Jo Anne stated that given Dr. Parker's feelings about not being rushed through heavy agendas, it might be prudent to wait until February considering how busy January is, and how fatigued the board will be. Craig Cypret asked when the applicants who are appearing on the 18th were scheduled. Jo Anne said that she would usually be speaking with applicants for three or four weeks before their hearings. Craig Cypret said that it would be unfair to those applicants to put somebody ahead of them in January and we ought to look at that. Jo Anne said that was exactly what she told the proponent to begin with. Dr. Parker said that the other reason is that they are going at this backwards. They started with the Selectmen, and now Conservation instead of giving a concept proposal to the Planning Board. Their reason for doing this, according to Katie Duffy and Craig Cypret was that the schedule of the Planning Board was too busy. It was decided that the project proponents would be invited to make their presentation at the first meeting of February. Jo Anne distributed copies of all correspondence to the members of the board.

Bruce Mayberry will be coming on January 18, at 6:00 p.m. to finalize the Impact Fee. The fee schedule and Bruce's contract will be the topics of discussion.

The public information forum on “The Comprehensive Economic Development Strategy” put forth by South West Regional Planning will be holding its final meeting January 26th at 7:00-8:30 p.m. Those who are interested to come can get information from Jo Anne.

Jo Anne announced she has information about “Plan New Hampshire”. This is a group who bring in a group of planners in to work with the community for a two day period at no cost to the town.

NEW BUSINESS

Technical Subdivision Map 7 Lots 34 Map 7 Lot 39 Pine Terrace

Roy and Penelope Rodriguez & Teresa Wiggin and John Melia

The Rodriguez’ raise South African Boer goats, and are looking to expand their property to extend the paddock area of their farm. Theresa Wiggin and John Melia have agreed to sell them part of their property. This subdivision will not change the frontage on either of the parcels. This will add 8.3 acres to Map 7 Lot 34, giving them 35.5 acres total. Dr. Gerald Parker moved to accept, Art Fiorelli 2nd the plan was accepted unanimously. Motion to approve was made by James Hoard Art Fiorelli 2nd The plan was approved unanimously.

Minor Subdivision Map 10 Lot 3-1 Fitzgerald Road

Edgewater Realty Trust

Paul Grazowitz presented the plan to create a two-lot subdivision. The size of the parcel is 94 acres and the applicant proposed subdividing one two acre lot with 253 feet of frontage on Fitzgerald road. Tom Peragallo has flagged wetlands, and State Septic and Subdivision approval have been obtained. The proposed location for the building meets frontage and setback requirements. The remainder of the project will be proposed informally January 18th. Libby Hamilton, who could not attend the meeting sent in a letter outlining concerns. Abutters present were not concerned with this particular subdivision, but for the plan to be presented January 18th. Dr. Gerry Parker made a motion to accept the plan. James Hoard 2nd the plan was accepted unanimously. James Hoard made a motion to approve the plan, Dr. Gerry Parker 2nd. The plan was approved unanimously.

Minor Site Plan Map 6 Lot 49-A-4-4 Lisa Drive

QC Realty Trust

Tom Duffield of TF Moran presented a plan for a 60X60’ 3600 square foot addition primarily used as warehouse space but will also give the business room to expand. The site plan shows the existing conditions as well as the proposed changes. The plan will include grading and drainage improvements. Motion to accept the plan made by Dick Isakson Kim McCummings 2nd the plan was accepted unanimously. Motion to approve with the condition of receiving a special exception by the BOA by Dick Isakson James Hoard 2nd Plan was approved unanimously.

WORK MEETING

Discussion of Zoning Changes for Town Meeting

Building Code

The Board discussed and reviewed the Building Code drafted by Fire Chief/Building Inspector Rick Donovan. Isakson made a motion to bring the proposed Building Code to a Public Hearing on January 25, 2005. Art Fiorelli 2nd The Board voted unanimously to take the proposed Building Code before the town at the January 25th public hearing.

Sign Ordinance

Jason Czekalski stated that the sign ordinance needed to be re-written because it did not fit the needs of Town of Rindge. Mr. Czekalski stated that the main problem for local businesses in town, that are not located on the main highway, is being found. He proposed town standardized business directional signs

as part of the solution. Dr. Parker agreed that the Sign Ordinance was confusing. When an ordinance becomes problematic then it is time to change it. Dave Tower suggested we commit to a sub committee to re-write the sign ordinance to present at the 2006 Town Meeting.

Impact Fee

The Board reviewed proposed changes to the Impact Fee Ordinance. These changes were a result of recommendations by Bruce Mayberry, October 26, 2004 as well as the discussions of the Board. Jo Anne stated that there will be a work session with Bruce Mayberry January 18th Dave Tower moved to remove H 2 regarding appeal's on page 5 Dr. Parker 2nd. The motion was carried unanimously. Dick Isakson made a motion to take the amended Impact Fee Ordinance to Public Hearing, Kim McCummings 2nd the motion was carried unanimously.

Meeting Adjourned 9:30pm

NEXT MEETING

January 11, 2005

Respectfully submitted,

Robyn Payson