

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

DATE: January 6, 2004

TYPE: Formal Hearings

TIME: 7:00-8:30 PM.

DATE APPROVED: 1/20/2004

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

ROLL CALL: Katie Duffy, Charles Carroll, Richard Isakson, David Tower, Michael Kundert, Amy Raymond

APPOINTMENT OF ALTERNATES

Michael Kundert for Jessie Evans, Richard Isakson for Cheves Walling

MINUTES OF PREVIOUS MEETINGS

12/16/04 R. Isakson M, M.Kundert 2nd, Approved with several corrections.

APPLICATION OF ELIZABETH GARDNER & JOHN HEIKKINEN & WILLIAM GORDON FOR A TECHNICAL SUBDIVISION (transfer of property not resulting in the creation of a new building lot). TAX MAP 8, LOT 35-A AND TAX MAP 8, LOT 35-3 FOR PROPERTY LOCATED ON BANCROFT ROAD IN THE RESIDENTIAL DISTRICT.

Marie Powley-Quinlan and Rose Smiga were present from Candice Starrett Real Estate, Marie is representing Elizabeth Gardner. Gerald Coogan recommends this technical subdivision The Board reviewed the plans. There is plenty of frontage. All lots comply. R. Isakson made a motion to accept waivers, 2nd by Carroll, so voted. R. Isakson made a motion to accept the Technical Subdivision, 2nd by David Tower. Carroll made a motion to approve, 2nd by David Tower, so voted and approved. The Board voted to approve as complete this application and approved the Technical Subdivision with the following waivers:

1. Perimeter survey of the remainder of Tax Map 8, Lot 35;
2. Topographic data and
3. Soils data – certified soils from Cheshire County Conservation Commission, test pit location and data.

Total area being subdivided is 125.6+/- acres as per plan Reference No 4 remaining area of lot 35 is 111.5+/- acres. Area of lot “A” will become 26.726 +/- acres.

The purpose of this technical subdivision is to create lot, “A” which will be annexed to and be consolidated with 35-3.

Lot “A” is generally level wetlands with two separate areas of rolling woodland.

Roberta Letourneau will pick up one mylar. Copies were given to Marie Powley-Quinlan.

CHRIS ASAFF - BOSS CONSTRUCTION:

Chris came to represent Boss Construction and to discuss their request for a larger sign or signs at their location on Rt. 202.

Ch., Katie Duffy, has talked with Charles Mathis, Clerk of the Board of Adjustment and with David DuVernay, Code Enforcement Officer regarding the sign for Touch Free Car Wash and Dunkin Donuts. The Planning Board will write a memo to the Board of Adjustment advising of their recommendation.

Their location is quite a way back from the road. The speed limit there is 40 miles per hour; They are seeking a Special Exception for 64 square foot sign. There will be no change in the pole, height or width of the sign. This is a multi-tenant building. They may put them together or one sign under the other. The Board was advised that no other business is proposed for this building. Asaff said there is not room to add anything else to this building.

M. Kundert does not have a problem due to the location. 17 feet is the maximum height. The sign may end up divided into 60/40 in space. C. Carroll and R. Isakson have no problem. They will forego a middle sign on the roof. The Dunkin Donuts sign will be plastic and have lights within.

David Tower they have tried to keep signage on Rt. 202 nice looking. The Planning Board recommends that Boss Construction be allowed the two signs, connected and the same size. Katie said she would write a recommendation to the Board of Adjustment. R. Isakson mentioned that the hardship should be a part of the recommendation.

PROPOSAL FROM BRUCE MAYBERRY

Katie decided not to sign this proposal ahead of time. The impact fees rule is very specific; it is strictly on residential property. The Board will go back to Mayberry and ask him to redraft and submit again.

SY LITTLE – BOUNDARY AGREEMENT

Atty. Little indicates that his client has been ill and unable to sign anything for the past two weeks. He will get back to us.

There will be more conversation with Valley Marine. Gerald Coogan and David DuVernay have talked to them.

The next meeting will be in two weeks, January 20th, 2004.

M/S/C Kundert, Isakson to adjourn.

Respectfully submitted,

Amy Raymond, Sec. Pro Tem.

