

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
July 10, 2007**

DATE: July 10, 2007 TYPE: Public Hearing DATE APPROVED: 8/7/07

TIME: 7:00PM-11:00 PM CHAIR Kim McCummings

CALL TO ORDER, at 6:00 PM

ROLL CALL MEMBERS: Kim McCummings, Deb Sawyer, John Vorfeld, James Hoard, Roberta Oeser

ROLL CALL ALTERNATES: Keith Halloran, Dick Isakson, Art Fiorelli, Doug Gutteridge

PLANNING ASSISTANT: Robyn Payson

ALTERNATES Seated: Keith Halloran for Dave Tower no one was seated for Ex-Officio Jed Brummer

Also Present: Jo Anne Carr of South West Regional Planning

Kim McCummings opened the hearing at 7:00pm.

Announcements

Robyn Payson had no announcements.

Committee Updates

Keith Halloran reported on behalf of the Agriculture Committee. The committee recently met with the Conservation Commission, which expressed its support for the committee as it moves forward. The next meeting will be July 18, 2007

Kim McCummings reported that the Economic Development Committee held its business forum July 10, 2007. The purpose was to gather information on the business needs of the town and to begin gathering information for the Economic Development Chapter of the Master Plan.

Dick Isakson reported on behalf of the Communication Committee that New Hampshire Granite Communications has installed the three receivers necessary for wireless internet in town. Now that the equipment has been installed testing can begin.

OLD BUSINESS

Review of minutes June 5, 2007 James Hoard made a motion to approve the minutes, Keith Halloran seconded motion carried with Deb Sawyer abstaining.

Review of minutes June 12, 2007 Roberta Oeser made a motion to approve the minutes with corrections, Keith Halloran seconded, motion carried with James Hoard and Deb Sawyer abstaining.

Minor Site Plan

Map 3 Lot 4-7 Dolly Lane and Route 202

Tim Halliday

Sitting on this case: Kim McCummings Roberta Oeser, Deb Sawyer, James Hoard, John Vorfeld, Keith Halloran

Robyn Payson described the memo she gave to Tim Halliday, which included all of the conditions over the years that needed to be met in order to bring the plan up to date.

Tim Halliday presented the plan he updated since the last meeting. Jo Anne Carr discovered upon consulting the town Aquifer Map that this property is in the Aquifer Protection District. The amount of impervious surface however, does not violate the Ordinance.

Keith Halloran stated that this plan needed to be clearly delineated and accurate to the current conditions so it was enforceable and would not encroach on wetlands or the residential Agricultural District.

Abutter Mike Diamante of Veneto and Associates expressed a desire to see the limits of development on the site delineated with a legal stamped survey. Mr. Diamante also expressed concern at Mr. Halliday altering a pre existing plan and submitting it as part of his application. The plan Mr. Halliday is using has a notation clearly stating that "The Halliday Family" altered the plan. He also expressed concern about wetland impacts and pollution. He also wanted to know if the Conservation Commission had made a Site Visit.

Abutter Ray Hughgill, who was a former owner of the property echoed Mr. Diamante's concerns and stated that he was sure wetlands were filled to build the parking lot.

Roberta Oeser stated that a stamped plan was not necessary as the Board voted and deemed this to be a Minor Site Plan.

The hearing was closed, and discussion of this application was continued to the Work Meeting scheduled for July 24, 2007. The Planning Board was encouraged to visit the site prior to this meeting.

Major Subdivision-Continuance

Map11 Lots 36-1 & 36-2 Cathedral Rd.

Phillip and Heidi Stenersen

Sitting on this case: Kim McCummings Roberta Oeser, Deb Sawyer, James Hoard, John Vorfeld, Art Fiorelli and then Dick Isakson following Art's recusal.

Robyn distributed the Draft Minutes of the Road Committee and read them aloud.

Phil Stenersen stated that he had been seeking and receiving input from Candice Starrett regarding the future sale of these lots and the possibility of her representing them in those transactions. Art asked of these meetings had taken place since the Planning Board Meeting on September 19, 2006, which was when this issue was previously discussed. Mr. Stenersen said that they had.

Art Fiorelli stepped down as alternate and Kim appointed Dick Isakson in his place on this case.

Kirk Stenersen reviewed the plan for a 19 lot PURD with a 1500ft cul-de-sac. State Subdivision approval has been received, and State Driveway Permit has been applied for, as has Site Specific.

The minutes from the Road Committee Meeting held earlier that day were distributed to the Board. Rick Donovan said that NFPA recommends 1000' maximum road length, and he agrees with that recommendation. If the Planning Board decides to ignore that recommendation, the road needs to be at least 24' wide.

Keith Halloran said that the road committee's recommendations should be followed.

Kim McCummings pointed out Common land needs to be accessible, provide recreation, and not be encumbered by other uses.

Jo Anne stated that as the PURD is an innovative land use control, it allows for flexibility and although multi family housing is not an allowed use in the Residential District, it can be allowed in a PURD. Roberta Oeser did not agree.

Abutter Cindy Sands expressed concern about the effect 19 new wells and septic systems would have on their property, and asked if there would be an environmental assessment performed on the property.

There were concerns about the common land being too steep to be utilized by the residents of the PURD.

Art Fiorelli read into the record a letter he wrote which is on file with the minutes stating that by meeting the absolute minimum requirements of the PURD regulations, it did not reflect the intent of the ordinance.

Following further discussion, Kim closed the hearing and the Board decided to continue its discussion to the work meeting scheduled for July 24, 2007.

Work Meeting

Update on the status of Alternates

The board discussed the procedure for the participation of Planning Board Alternates. Following a long discussion, it was determined that Public Hearings would be conducted as follows:

1. The Chairperson announces application
2. The Chairperson announces who is sitting on the case including which alternates are seated for which members
3. Members and seated alternates speak and ask questions at any time during the proceedings*
4. Unseated alternates may participate when the public is aloud to participate, they will sit at the table with their name plates turned over to hide their name.

*if an alternate has a pertinent piece of information to add that may request to be heard by saying, " I may have something pertinent to add"

Roberta Oeser made a motion to enter into non-public session. John Vorfeld seconded. Motion carried unanimously, the Planning Board entered in to non-public session at 10:27 PM

Non Public Session per RSA 91-A3-Personnel Matters Planning Director Search Discussion

The Planning Board emerged from non-public session at 10:47 PM

Interviews for the final candidates will be held on the following dates. July 17, 24, and 31.
Robyn will contact the candidates to schedule the interviews.

James Hoard made a motion to adjourn at 11:00pm

Meeting Adjourned 11:00pm

NEXT MEETING

July 24, 2007

Respectfully submitted,

Robyn Payson