

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
July 15, 2008**

DATE: July 15, 2008 **TYPE: Work Meeting** **DATE APPROVED:9/2/08**
TIME: 7:00PM-8:30 **CHAIR: Kim McCummings**
CALL TO ORDER: 7:00PM
ROLL CALL MEMBERS: Kim McCummings, Kirk Stenersen, Rick Godin Roberta Oeser
ROLL CALL ALTERNATES: Art Fiorelli, Scott Brown,
EX OFFICIO: Burt Goodrich
PLANNING DIRECTOR: Jane Pitt
PLANNING ASSISTANT:
APPOINTMENT OF ALTERNATES Art Fiorelli for Dave Tower Scott Brown for Deb Sawyer

Announcements

**Robert Van Dyke
White Tail Run
12 Unit Condex Development**

Roberta said t that she has a house under agreement in that development, so she said she would not participate in the conversation.

Jane explained Mr. Van Dyke has met his requirements for the five building permits he is allowed to have. These are buildings #7-#11. He is asking for approval for a foundation only permit for building #12 of this development. This will enable him to finish off and stabilize the drainage and landscaping in the area.

Jane said she didn't feel comfortable signing off on the additional foundation permit without consulting the Board.

Bob read his letter stating he was requesting installing foundations at his risk.

Rick Godin said he thought it was one foundation this letter refers to "foundations"

Mr. Van Dyke said it was one, now. He said he was asking for future foundations at Jane's discretion.

Jane said this was not what she was expecting. She expected a single foundation permit for building #12. She recommended the Board take this on a case by case basis and bring each permit come back to the board individually because circumstances change. She said Mr. Van Dyke needed to come back with his letter re-written.

Burt Goodrich said it seemed like a reasonable request.

Rick Godin said he agreed it sounds reasonable but it's a slippery slope. We can grant this foundation permit and the next developer comes along and wants to do the same thing. He

thought the area could be stabilized and when its time to put in the foundation, it can be put in and re-stabilized.

Kirk Stenersen said he doesn't think it's a big deal either way.

Jane said she was concerned about getting that side stabilized because there is so much that is going on there. That location is somewhat unique because that is the last building in that row and it is at that point where the drainage would be coming down that hill and to the area around White Tail Run.

Art expressed concern that this foundation would sit for years. That house would have to be the next one to be built. He also said that the foundation should be capped.

Kim said she was also concerned about setting a precedent but does not want to do anything that would be detrimental to the builder. As long as it's clear that it is foundation only, is capped and is the first building in the next building cycle.

Burt Goodrich made a motion to authorize the Planning Director to sign off on the foundation only permit for building #12 with the following conditions:

1. That the foundation be capped.
2. Building #12 is the first house built in the next building cycle on that project.
3. Mr. Van Dyke will submit a letter requesting permission for the construction of the foundation of building #12 only.

Kirk Stenersen seconded the motion. The motion carried unanimously.

Active and Substantial/Substantial Completion/Vesting

Jane expressed concern about the burden on developers in the current economy to keep up with vesting requirements. Alain Choquette is asking for an extension on the requirements for vesting. Roberta said applicants can come in and request an extension of Phasing.

Art said the Board defines what Active and Substantial and Substantial completion is for the purposes of vesting. There is also phasing. Art said he could see flexibility on the Phasing Schedule but he didn't think that the developer should be exempted from any changes in the Ordinances.

Kirk Stenersen said he would recuse himself in any discussion of the Choquette case.

Jane said she was bringing this issue up as more of a general discussion because of what is going on in the market. She said there are some things that the Board can do to help ease the burden on the developers.

Jane distributed a copy of the RSA, a court case and some commentary from the Local Government Center and some examples of definitions used by other cities and towns for the Board to consider for discussion at a future work meeting.

Burt Goodrich said he thought it was a good idea that we have on going discussions about how to help support the builders in this economy.

Kim said it made sense to be proactive and consider situations before they come up. Kim said that there will be further discussion on this topic following business at the August 5 meeting.

Articles about warrant articles

Jane said that Dave Anderson of the Monadnock Ledger Transcript has requested articles for the paper describing the warrant articles. They will be run in the paper at the end of August.

Planning Board Rules of Procedure

The revised rules were reviewed. Following discussion Jane said she would revise the rules further for review at the meeting on August 5.

Subcommittees

Roberta said that there should be two elected members on each Subcommittee. Rick Godin said that the chairman of subcommittees should be elected members. Kirk suggested two elected members if possible. The Chairmen of subcommittees will be elected members.

Third Party Review Procedure

Jane distributed the updated cover sheet and discussed the third party review firms she was most comfortable working with at this time.

Kirk Stenersen said that he had a concern about third party review because the firm doing the review is obligated to find "something wrong".

Burt Goodrich said that third party review was an important part of what the Planning Board does, its important that there is fast service so applicants are not held up and that the quality of the work is such that the Planning Board and make clear correct decisions and certain engineering firms have areas of specialty which we should use.

Kirk Stenersen recommended a firm and Jane said she would contact them `firm for information..

Roberta said that third party review used to be sent out for bid. Jane said that will slow the process down for the developer considerably.

Burt said we need to be sensitive to these developers now in this economy and have the review done in as short a period possible.

Kirk Stenersen asked why the road agent couldn't do inspections on road construction.

Jane said she would have to ask Mike Cloutier if that was something he had time to do or was able to do. She suggested that if the town is ever out of the default budget and able to add a position, hiring a Town Engineer would be a good idea.

Meeting Adjourned 8:30 PM

NEXT MEETING

July 22, 2008

Respectfully submitted,

Robyn Payson