

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
July 5, 2005**

DATE: July 5, 2005 TYPE: Public Hearing DATE APPROVED: 7/19/05

TIME: 7:00- PM. James Hoard

CALL TO ORDER, at 7:00 PM

ROLL CALL: James Hoard, Dick Isakson, David Tower, Tom Coneys, Craig Cypret, Keith Halloran, Roberta Oeser, Robyn Payson, Jo Anne Carr

APPOINTMENT OF ALTERNATES: Robyn Payson (ex-officio alternate) for Art Fiorelli (ex officio) Tom Coneys for Dr. Jerry Parker, until his appointment to the Planning Board. Dick Isakson appointed for Craig Cypret, who recused himself during the Valley Marine Hearing, Dick Isakson then for Dr. Jerry Parker Keith Halloran for David Tower who recused himself for the Bob VanDyke Hearings.

Review of Meeting Minutes

- Minutes 06/21/05 Public Hearing, Motion to accept Roberta Oeser Craig Cypret 2nd approved unanimously.

Announcements-

- Jo Anne distributed the report “New Hampshire’s Changing Landscapes” by the Society for the protection of New Hampshire Forests. And “A Handbook on Sprawl and Smart Growth Choices for Southern New Hampshire Communities” by the Southern New Hampshire Planning Commission
- Jo Anne proposed a planning speaker series, in preparation for the Master Plan, which could run from the end of August-November. Topic include:
 - 1) Road Standards in Residential and Commercial Developments
During regular planning board meeting – dedicate 1.5 hours
 - 2) Water Resource Protection
During regular planning board meeting – dedicate 1.5 hours
 - 3) Wildlife Habitat Inventories and Assessments
Special Meeting – off night from Planning, Selectmen and Conservation
 - 4) NH’s Changing Landscape: Population Growth and Land Use Changes
Special Meeting – Meeting House
 - 5) “Rural by Design” Site planning for residential and commercial developments
Special Meeting – Meeting House

Planning Board Vacancy

Roberta Oeser stated that she had moved to table filling the vacancy on the Board left by Katie Duffy in anticipation of a full board. In spite of the fact that Dr. Parker and Arthur Fiorelli were not present, she felt it was important to make the appointment that night. Robyn Payson and

Dave Tower did not agree and David Tower moved that the matter be deferred to the Meeting of July 19th, Robyn Payson 2nd. Vote as follows Dave Tower-Yes, Tom Coneys-Yes, Robyn Payson-Yes, James Hoard-No Roberta Oeser-No Craig Cypret-No. The motion failed due to a tie.

Roberta Oeser made a motion to appoint Tom Coneys to the vacant seat on the Planning Board. Craig Cypret 2nd. Robyn Payson and Dave Tower felt that Dick Isakson was a more appropriate choice for the position due to past experience, objectivity and attendance. There was no issue with Mr. Coney's as a person but based on tradition, candidates in an election have been given 1st consideration for appointments. Tom Coneys stated that he was uncomfortable being present during this discussion of his possible appointment. Dick Isakson said that appointment of both alternates and board members were normally done in private with the individuals under consideration out of the room.

Roberta Oeser said that Tom Coneys had served on the Board in the 80's so he had experience and he was un-biased. She went on to say that the Town indicated by the results of the election that they wanted new faces on the Board. Robyn Payson said that an election during a major snowstorm was not a mandate. Roberta said that she never said it was a mandate. David Drouin from the audience pointed out that Mr. Isakson came in third in the election, and the will of the Town's People who voted for him should be respected. James called for the vote at that time. Vote as follows. Dave Tower-No Robyn Payson – No James Hoard-Yes Craig Cypret-Yes Roberta Oeser-Yes. Tom Coneys was appointed to fill the vacant position on the Planning Board.

OLD BUSINESS

Craig Cypret recuses himself-Dick Isakson appointed as alternate in his place.

Site Plan Amendment

Map 3 Lot 1 and Lot 1-1 Valley Marine Real Estate, Route 202.

Les Cypret

This application is for minor amendments to a previously approved site plan at the above location in the Business/Light Industry District. Much of the work was completed in 2003 – 2004. Issues to be addressed through this hearing include change in use from residential to commercial, traffic pattern through the site, access drives off of 202, change in drainage to accommodate parking area, grading and tree removal on the south side of the existing sales building, changes to landscaping plan and re-establishing the state and private property boundary.

Mr. Cypret was informed that although the Public Hearing was legally noticed in the Newspaper, the Planning Board waved the notification of abutters in error. It has come to the attention of the Board that there is no Statutory support for a Site Plan Amendment without notifying abutters.

This hearing is continued to July 19, to allow for the notification of abutters.

Craig Cypret reassumes his seat. Dick Isakson appointed as alternate for Dr. Parker.

NEW BUSINESS

Application for Merger and Minor Subdivision Map 8 Lot 15-1, Candlelight Road, Kenyon Salo.

This application involves two existing lots on Candlelight Road Map 8 Lot 15-1 and Lot 15-2 totaling 41.99 acres. The proposal is to merge the two lots and re-subdivide into 3 lots of 8.54 acres, 19.38 acres and 13.98 acres. These new lots meet the frontage requirements and as they are all greater than five acres – do not need State Subdivision Approval. Mr. Salo has applied for a forest cutting permit and will access through an existing drive. This drive is subject to a driveway permit. The result will be the creation of one new lot available for a single-family dwelling.

Dick Isakson made a motion to approve the merger Craig Cypret 2nd. The merger was accepted unanimously.

Dave Tower made a motion to approve the following waivers:

- Plans for telephone, utilities, storm drainage, and watershed computation.

Craig Cypret 2nd. The waivers were approved unanimously.

Dick Isakson made a motion to accept the plan Craig Cypret 2nd, the plan was accepted unanimously. Robyn Payson made a motion to approve the plan with the following condition.

- The wellhead protection areas must be shown on the plan.

Craig Cypret 2nd, the Plan was approved unanimously.

Dave Tower is excused for the remainder of the meeting, Keith Halloran is appointed alternate in his place.

CONTINUANCE

Major Site Plan – Continuance, Map 6, Lot 75 Canterbury Square, Robert Van Dyke.

Jo Anne read a letter from Leona Letorneau's attorney, Tom Hannah into the record. The letter is on file at the Planning Office. Mr. Van Dyke requested a continuance until August 2nd.

Major Site Plan Review – Continuance Map 50 Lot 46 and 47, Taggart Meadow Condominiums Phase 1, Robert Van Dyke.

This is a continued hearing from last summer, held pending the resolution of enforcement action taken by the Selectmen for extensive tree cutting on this part of the subdivision and the area toward the terminus of Monadnock View Road and Taggart Meadow Road. The Selectmen have approved the replanting plan as submitted by Mr. Van Dyke for the area proximate to the proposed Condominiums. The second area was discussed at the June 29 Selectmen's meeting. I expect a memo advising the Planning Board of the outcome of the meeting.

Septic Systems have been approved by NHDES.

As this is part of a PURD, the building setbacks are relaxed.

All information requested at previous hearings has been received with the exemption of a Detailed Drainage Plan which may be waived by the Board, as the drainage is the same as the rest of the development. The Board may waive this requirement. Dick Isakson made a motion to grant the waiver, Craig Cypret 2nd the waiver was granted unanimously. Dick Isakson made a motion to accept the plan, Craig Cypret 2nd. The plan was accepted unanimously. Dick Isakson made a motion to approve the plan with the following conditions:

- Recording of the Common Land.
- Screening of the dumpsters be noted on the mylar.

Craig Cypret 2nd the plan was approved unanimously.

OTHER BUSINESS

Chris Asaff of Navian Development presented to the Board the Traffic Study, which had not been made previously available. He also asked if a Site Plan Review would be required to make the changes necessary to improve the Dunkin Donuts site. At that time, Mr. Asaff was informed that it would be necessary for the “Phase 10” plan to be re-approved following notification of the abutters. The Board had waved the application fee and abutter notification as in Mr. Cypret’s case. Although the legal ad had been posted in the Newspaper, there was question to the legality of the hearing due to the lack of abutter notification. Jo Anne said that she would find out from Town Counsel what the definitive answer was. She also stated that she was not prepared to discuss the Dunkin Donuts Site without having time to look at the information Mr. Asaff had given. Roberta Oeser made a motion that the Planning Board re-affirm the approval of “Phase 10” pending notification of the abutters. Craig Cypret 2nd. The motion passed unanimously.

Meeting Adjourned 9:30 pm

NEXT MEETING

July 19, 2005

Respectfully submitted,

Robyn Payson