

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
JUNE 1, 2004  
MINUTES**

**DATE: JUNE 1, 2004  
6/21/2004**

**TYPE: Public Hearing**

**DATE APPROVED:**

**TIME:** 7:00-9:00 PM. Katie Duffy, Chair

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**CALL TO ORDER, at 7:00 PM**

**ROLL CALL:** Katie Duffy, Richard Isakson, Gerald Parker, Kim McCummngs, James Hoard, Charles Carroll, Arthur Fiorelli, Jo Anne Carr, Robyn Payson Cheves Walling, Paul O'Connor

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**APPOINTMENT OF ALTERNATES: Richard Isakson for David Tower**

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**MINUTES OF PREVIOUS MEETINGS:** , Charles Carroll moved to accept, Dr. Gerry Parker 2<sup>nd</sup>, so voted. Arthur Fiorelli abstained.

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This meeting is continued from the site walk at Eric Olson's Subdivision Map 5 Lot 9 Led by Tom Hannah and Mr. Eric Olson.

**OLD BUSINESS:**

Tom Hannah felt that the use of "concern" was not appropriate when describing Dave Tower's comments regarding Eric Olson's Subdivision in the minutes of May 4, 2004. His opinion is hereby noted.

Robyn Payson asked the board for their choice of written transcription of individual public hearings vs. archiving audio tapes . The board decided to continue on with the executive summaries for the minutes, and retain the tapes as back up.

Katie Duffy asked the board to review the information packet from the work meeting May 25, and evaluate and prioritize the items to discuss at the upcoming work meeting on Monday, June 21, so the board will be able to prioritize and decide what projects the board wishes to focus on for the remainder of this year. Jo Anne will start moving forward on some of the projects which are clearly a priority for the board. Jo Anne will also try and bring Bruce Mayberry to the meeting to discuss the impact study.

Katie Duffy said that it was great to see such great attendance at the site visit. It is beneficial to have everyone, board and abutters included at the visit at the same time to discuss issues.

South West Regional Planning Meeting is scheduled for June 15.

**Eric Olson Subdivision:Map 5 Lot 9**

Members of the board and abutters walked the site at 6:00pm that evening. The Subdivision had been accepted May 4 but not approved. Fiorelli wanted to know how the proposed 30' buffer as discussed on the site walk would be maintained. Richard Isakson asked if there would be a deed restriction to protect the 30 foot buffer along the frontage that Mr. Olson will be leaving on the

lots. Dr. Gerry Parker felt this was a precedent. This kind of issue should be mandated by an RSA rather than put on the developer. Mr. Olson agreed that to the best of his ability he will keep the buffer to 30 feet along the frontage. Abutter John Weston, who owns a home across the road from Mr. Olson's development wanted to know who would be responsible for the driveway. Mr. Weston was told that the future homeowner would be responsible for the drive way.

Motion to Approve the subdivision was made by Dr. Gerry Parker with the following conditions

- Class 6 road waiver with the owner maintaining driveway construction where culverts are needed.
- Soil erosion protection prior to construction.
- Would like plan submitted on auto cad or other electronic format.

Building Permit Phasing Schedule

- 1<sup>st</sup> year 3
- 2<sup>nd</sup> year 3
- 3<sup>rd</sup> year 2
- 4<sup>th</sup> year 2

Charles Carroll 2<sup>nd</sup> motion. Subdivision is approved unanimously.

### **David Olson: Technical Subdivision: Map 27 Lot 34 and Map 27 Lot 35**

Proposed for moving a lot line. Existing ½ acre lot is not large enough to support septic system. Lots will become 2.3 acres and new lot is 1.1 acres. There is still on non conforming lot but the septic system is all on one lot bringing the non conforming lot more into conformance. A motion to accept was made by Richard Isakson Arthur Fiorelli 2<sup>nd</sup>. the Technical Subdivision was unanimously accepted.

Motion to approve technical subdivision was made by Charles Carroll 2<sup>nd</sup> by James Hoard.

Motion to approve carried unanimously.

### **Christ Church Camp Monomonac Mini site Plan:**

Christ Church will be leasing their camp to Camp Star Fish. They need to add a temporary portable office building for security. The building will be removed by Labor Day. It will consist of an office and 1 toilet serviced by Handy House. Motion made to accept mini site plan with the 90 day removal condition removed by Dr. Gerry Parker Arthur Fiorelli 2<sup>nd</sup> Motion accepted unanimously. Motion to approve by Richard Isakson 2<sup>nd</sup> by James Hoard motion carried unanimously.

*Chairman Katie Duffy yields the chair to Vice Chair Dr. Gerry Parker.*

### **Thomas Duffy Minor Subdivision: Map 2 Lot 59-3**

Parcel of 108 acres and one 3.4 acre lot and one 2.4 acre lot will be divided off. Jo Anne Carr suggested that an alternate location be considered for the easement, otherwise the plan can be approved by the board pending state subdivision approval. Jo Anne circulated an interdepartmental review which raised some issues the Conservation Commission discussed at their meeting Thursday May 28. Richard Mellor said that although the Conservation Commission had been to the site, they had not seen the particular wetland on the site walk. It was upon seeing "jurisdictional wetland" on the plan that raised the concern with the conservation commission. They felt it would be necessary to have the wet land measured. Katie Duffy said that the wetland had already been measured and that it was below the 3000 sq ft town

ordinance. Dr. Parker said that a decision could not be made on hearsay. Cheves Walling said that the plan needed to be corrected, if the wetland was not jurisdictional, it needs to be off the plan. Dr. Parker asked if Conservation still needed to have Tom Peragallo visit the site. Richard Mellor said that if the "jurisdictional wetland" could be removed by the Soney and Vorce then that was sufficient for the Conservation Commission. He added that according to the plan, the scale made it appear to be smaller than 3000 sq feet to begin with.

The Duffy's were also applying for a waiver of utilities and drainage. Richard Isakson Moved to accept the waiver James Hoard 2<sup>nd</sup> the waiver was accepted unanimously. Motion to accept the plan by James Hoard Richard Isakson 2<sup>nd</sup> plan was accepted unanimously. Motion to approve with conditions

- ❖ Wetland Issue be resolved
- ❖ State Subdivision Approval

Cheves Walling moved to approve 2<sup>nd</sup> by James Hoard. The plan was approved unanimously.

*Vice Chairman Dr. Gerry Parker yields the chair back to Chairman Katie Duffy.*

### **Franklin Pierce College Site Plan Review: Map 10 Lot 17**

Jeff Kevan of TF Moran and to address Site Specific Permit

- ◆ Site Specific Permits-Obtained
- ◆ Letter with the approval of the water line extension from DES. Also submitted was a letter from Bruce Lewis, who is present to answer any specific questions about the water system.
- ◆ State Approval for waterline extension.

Septic has been submitted and but not approved because it is still being finalized. It is expected within a couple of days.

Dr. Parker asked what the questions the state had about the septic system were. Jeff Kevan said general questions about volumes and easements that occurred previously. The questions have been addressed and the plans go up there tomorrow (6/2) and approval is expected within a day or so and the contractors lined up to begin work next Monday. Target date to open the dorm building; is September 1.

Dry hydrants are not an issue, as with the extension of the water, main hydrants will be installed. Jo Anne asked Jeff Kevan if he had taken these plans to the Fire Chief yet. Jeff said he had not. The board discussed well use, needs, availability and state requirements.

Condition of approval

- ◆ State septic approval

Motion to approve plan by Dr. Gerry Parker Motion 2<sup>nd</sup> by Charles Carroll plan approved unanimously.

The board will ask to re-schedule the site walk and continued hearing of John Hill to 6/21 to allow the members of the board to attend the South West Regional Planning Meeting.

**Motion to Adjourn James Hoard**

**2<sup>nd</sup> Dr. Gerald Parker**

**Meeting Adjourned 8:45pm**

**NEXT MEETING**

**Work Meeting**

**June 21, 2004**

Respectfully submitted,

Robyn Payson