

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
MARCH 23, 2004
MINUTES**

DATE: MARCH 23, 2004 TYPE: Public Hearing DATE APPROVED:04/06/04

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

CALL TO ORDER, at 7:00 PM

ROLL CALL: Katie Duffy, Richard Isakson, David Tower, Gerald Parker, Michael Kundert, Charles Carroll, Arthur Fiorelli, Jo Anne Carr, Robyn Payson

APPOINTMENT OF ALTERNATES: Michael Kundert for James Hoard Richard Isakson for Cheves Walling

MINUTES OF PREVIOUS MEETINGS: Richard Isakson, moved to accept, Michael Kundert 2nd, so voted.

OLD BUSINESS:

Impact Fee Contract: Contract with Bruce Mayberry, basically the same with the dates changed, not to exceed 15,000.00. KD-Previously not acted upon because of questions-not looking to have impact fee on commercial-light industry, just residential, which was where we thought the impact, was going to be coming from. JC-In order to make impact fee defensible we need to address the cost of the commercial as an offset. We cannot say all the costs of the town are coming from residential development, some of the costs are coming from commercial. Although it may be small it is a necessary component to the study. JC-has included assisting Bruce with collection of this data in order to keep costs down. Will be reviewing with PB as study goes on and be providing input.

JC will give contract to town council, copies will be distributed before and will be voted on at next meeting.

Van Dyke Cell Towers Map 10-Lot 28-1: Originally brought to board's attention by Code Enforcement Officer. JC-Towers being leased by Verizon but not used currently. DT-Spoke to Van Dyke who said that there is a dispute about corporate territorial rights, although paying rent not currently providing service. Board did not intend that Mr. Van Dyke be collecting rent with no service being provided. KD-Would rather see them activated than abandoned. Perhaps extension can be granted to take care of the violation. TD-We should invite Mr. Van Dyke in to explain situation to board. AF-Ordinance is clear. Tower is not operating as it is not providing service to any residents of Rindge.

KD-Invite Bob Van Dyke to April 6th meeting to explain cell phone tower status.

NEW BUISNESS:

Welcome Arthur Fiorelli as new ex-officio.

Appoint New Officers:

Alternates- board needs 5 alternates total. Possibilities for 3 open slots alternates, Jessey Evans, Paul O'Connor, Robyn Payson, JC-Another option-advertise for alternates to get a different perspective.

Board decided to advertise for planning board alternates.

Board Officers GP- Proposed officers remain in current positions for another year if they are willing. KD-2nd, unanimously approved by board.

7:30PM Navian Development Chris Asaff Informal Review Amend Site Plan + Technical Subdivision Asking board for site plan amendment. Looking to move driveway entrance to Dunkin Donuts. Given the traffic issues the board felt that he would need a traffic consultant to do a traffic study before an amendment would be approved. CA was looking for a "band-aid" to remedy current traffic difficulties because as other lots are developed a traffic study will be done at that time. JC-Needs to bring roads up to town standard for future development. DT-doesn't feel board can make a decision with out traffic analysis. CA will proceed with the technical subdivision. Board felt there should be no problem as long as it meets as criteria.

7:45PM Richard Mellor-Technical Subdivision Richard and Anne Mellor purchasing lot Map 6 lot 4A from Eric Olson to increase road frontage from 10 feet to approximately 120ft. Motion to accept DI, MK 2nd Motion to approve DT GP 2nd Unanimously accepted.

Site Walk Franklin Pierce College: Conservation Commission JC and CW attended. Site walk became more about special exceptions and variances relating to the ball field than the lot line issues brought before the planning board by Jeff Kevan of TF Moran. CC looking for more substantial mitigation rather than just giving up the existing wetlands as part of the mitigation.

Housing and ball field is lumped together, which will probably come back to the board for site plan review. JC has been staying in touch with FPC and attending site walks with CC and will continue to keep the board informed.

DI-Do we need our own engineer? JC-Board needs to wait for decision from BOA is on variance for the lot line. If it is denied, FPC must go back to the drawing board and must re-design something in conformance with town regulations. If it is allowed then the board should consider the option of getting an engineer.

Student hosted Forum: FPC students would like to host a forum 4/29 JC received request to reserve the meeting-house, and how to generate interest from town boards. It is not currently known what the subject of the forum is.

Valley Marine: JC spoke with Ali Jabar, who got approval for septic system from state of NH. Leach field will be under the driveway. He is waiting for final review from state before submitting a site plan. He has to come in for an amended site plan, and he is aware of that.

Craig Cyprett: No action, amended site plan not submitted. Edgar had requested background info prior to meeting with Cyprett.

Tim Halliday: Applied for a driveway permit to remove a berm and trees because he felt that would bring his site more in to conformance. JC explained that part of the original site plan was to block that off purposefully. He thought if he got approval from Highway Dept to take out berm it would be acceptable to the board. KD-Site plan needs to be addressed through the board.

CODE ENFORCEMENT OFFICER CORRESPONDENCE:

David Killmer: Did not need to go to BOA to get a variance to bring septic system into compliance.

Walsh vs Planning Board: Need Minutes from 1985+1991.

TOPICS FOR FUTURE DISCUSSION:

Southwest Regional Planning will do a presentation at 7:30pm on National Flood Insurance Program as requested by Richard Mellor on April 20th.

Respectfully submitted,
Robyn Payson