

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
MARCH 2, 2004  
MINUTES**

**DATE: MARCH 2, 2004                      TYPE: Work Meeting                      DATE APPROVED: 3/16/04**

**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, Cheves Walling, David Tower Michael Kundert, Jessy Evans, Charles Carroll, Jo Anne Carr, Robyn Payson

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**APPOINTMENT OF ALTERNATES: Michael Kundert for Jerry Parker**

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**MINUTES OF PREVIOUS MEETINGS: Richard Isakson, moved to accept, Jessy Evans 2<sup>nd</sup>, so voted.**

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**OLD BUSINESS:**

**NEW BUISNESS:**

**7:00PM** Edgar Gadbois was invited to discuss with the board the relationship with the board of selectmen and the planning board as it pertains to JC's job description. EG emphasized the positive working relationship he has with JC and assured the board that although he considers her a key player in the future plans of the town, he would never want to overwhelm her.

There was discussion about JC processing variances, as Chuck Mathis expressed a need to cut back. KD- Said that since the BOA was appointed by the board of selectmen and they are the review board and it would not be an appropriate use of JC's time. MK- Expressed concern that JC's involvement may create a conflict of interest with the ZBA, as she would be serving on both boards.

JC noted after discussion with Chuck Mathis, that Dave DuVernay as code enforcement officer could undertake the authority of making administrative decisions as appropriate regarding the processing of variances and special exceptions. KD said that applicants could be directed to DD and advised by him. The board resolved to look at the neighboring towns and establish a process.

The board expressed concern that JC would become over extended by trying to involve herself in too many projects and suggested that the "board" become involved and appoint "board liaison's" to the different planning projects.

EG asserted that he would be glad to have the board involved with the issues and agreed to bring any requests for JC's participation before the board first.

**ELAINE PRATT:** Has a house for sale on Middle Winchendon Rd Map 52 Lot 3. She is being asked if the 5.9 acre property is able to be subdivided by prospective buyers. The frontage being 242' instead of 250' it doesn't meet zoning. Before putting the money into surveying and testing, she wanted to know if a variance would be approved. DT-Told her that the board could not give her an answer on this. He suggested that she get someone very familiar with all the laws to advocate for her.

KD offered the suggestion of finding out if one of her neighbors will sell her 8feet of land so she could do a technical subdivision in order to achieve adequate frontage and it would be a simpler solution as hardship is difficult to prove for a variance.

**TIM HALLIDAY INFORMAL HEARING:** Wants a determination from the board whether they would approve of lot line adjustment before he goes to the cost of the project. He needs to adjust lot line to bring it in to compliance. He would rather add approximately 4 acres to the current lot bringing it into the 6 to 7 acre range. This is intended for future expansion.

KD-Problems with plan are that the lot will then cross from business/light industrial district into the residential district. The intention of the board requesting a minor lot line adjustment, is to bring lot in to compliance and not to add 4 acres to lot.

TH-Map is not sure map is correct. JC-Zoning as recorded on map takes precedence. DT-TH would have to propose re-zoning. Planning board cannot change zoning. DI-TH should get re-zoning on a warrant article for next year's town meeting. The board asserted to TH that in order to expand his commercial use of the lot he would have to apply for a variance. CW- once he got the variance he could apply for a technical subdivision. The board stated that the variance is the main issue. KD vehemently stated that if the BOA granted a variance it would only be to bring lot into compliance, and not expand the 4 acres. TH will go to ZBA and then return to planning board with amended site plan. TH- Will come back for amended site plan application and ask for a waiver. CC-Code enforcement officer wants all other violations addressed within 90 days. JC- reminded the applicant a complete finding for the amended site plan including drainage will be required. TH can contact JC to review application.

**CORRESPONDENCE:-**Planning board reviewed correspondence from the Code Enforcement Officer re: Belletete (Map 6 Lot 99-6), Harper (Map 6, lot 49A-6), Fogg (Map 6, lot 19), Cypret (Map 3 Lot 1), and Sesia (Map 3 Lot 64)

**TOPICS FOR FUTURE DISCUSSION:**

Work Plan-Board viewed draft work plan and prioritized activities with JC. Revised workplan will be distributed for next meeting.

Adjourned at 9:08 P.M.

Respectfully submitted,

Robyn Payson