

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
MAY 4, 2004
MINUTES**

DATE: May 4, 2004 TYPE: Public Hearing DATE APPROVED: 5/18/2004

TIME: 7:00-10:25 PM. Katie Duffy, Chair

CALL TO ORDER, at 7:00 PM – 10:20PM

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

APPOINTMENT OF ALTERNATES: Richard Isakson for Cheves Walling

MINUTES OF PREVIOUS MEETINGS: Richard Isakson, moved to accept, Arthur Fiorelli, 2nd With corrections noted.

The Board decided to add a work meeting to the calendar on Tuesday, May 25, 2004 from 7:00pm-9:00pm.

OLD BUSINESS:

COMMITTEES IN NEED OF MEMBERSHIP

➤ **Towns and Gowns**

Katie Duffy asked for a volunteer to join Jo Anne on the Towns and Gowns Committee. Charles Carroll, Katie Duffy and Arthur Fiorelli all expressed an interest. Jo Anne will inform the board of meeting time so a planning board member will be able to attend.

➤ **Economic Development**

Katie Duffy felt the board should be involved with this committee along with Southwest Regional Planning and Monadnock Business Ventures and expressed an interest in participating along with Jo Anne. Arthur Fiorelli told the board that the selectmen had advertised for members and that one did not need to be a resident of Rindge to be on the committee. Jo Anne suggested that another stand-alone advertisement be placed to attract more interest.

RE-SCHEDULE OF NATIONAL FLOOD INSURANCE WORKSHOP

Due to the Planning Board's schedule, this has been given back to the Conservation Commission to re-schedule the presentation for one of their meetings. The Planning Board is encouraged to attend.

BRUCE MAYBERRY IMPACT STUDY CONTRACT

Comments received from the board were included in the contract. There was no further discussion. Katie Duffy signed the contract.

NEW PROCEDURE:

Code enforcement issues that will be discussed at the meeting will be included in the agenda so that the violator will have the opportunity to attend the meeting and participate in discussion of their issue.

CORRESPONDENCE:

Rei Fogg: A letter was sent to on Feb 18, 2004 regarding the trailers. A second letter has been sent and he has been informed that he should attend the meeting on May 18, 2004 or make an appointment to speak with JoAnne. There has been no response from Mr. Fogg yet.

Robert VanDyke: Violation of Common Land Restriction at Taggart Meadow has been addressed and he has been asked to contact Jo Anne before May 18th. Katie Duffy spoke with Mr. VanDyke regarding the cell towers. She told him that this issue must be addressed by May 18th.

Les Cypret: Valley Marine: Has a meeting with Jo Anne May 5, 2004 to discuss site plan issues

Tim Haliday: Applying at the BOA.

Illegal Excavation Kholmorgan: failed to file an accepted notice to excavate. Immediate cease and desist order issued.

Frontage off Foster Terrace: Re: subdividing off a private road. A notice was sent stating that the frontage was approved as part of an earlier subdivision. Further subdivision on a private road is not allowed.

NEW BUSINESS

ERIC OLSON: SUBDIVISION MAP 5 LOT 9 Attorney Tom Hannah represented Eric Olson in presenting an 11 lot subdivision. All lots comply with zoning and only minor changes were made to original plan to ensure septic and driveways are up to town requirements. David Tower expressed concern about traffic and fire and safety issues. The application could be accepted but not approved at this meeting and a site visit should be scheduled. Bill MacDonald of 65 Abel Rd. asked for a definition of clear cutting and stated that cutting has been going on all winter. Russell White asked what size lots they would be. Kaitie Duffy responded that they were lot sizes that were within town specifications. George Fogg of 92 Abel Road wanted to know where the drainage will go. Katie Duffy noted that the Road Agent should be invited to the site visit and Richard Mellor of Conservation Commission will attend. The date of the site visit is to be June 1, 2004 at 6:00pm before that evening's planning board meeting. All interested parties are invited to attend along with the Planning Board, the Fire Chief and the Road Agent. They will be meeting at the intersection of Bean Hill Rd and Abel Rd. Motion to accept plan was made by Dr. Gerry Parker David Tower 2nd unanimously accepted by the board. Approval is continued to June 1.

NATHAN OLSON MINOR SUBDIVISION: Map 6 Lot 90 Applied to waive the requirements of section 2a2 of the subdivision regulations for utilities. Richard Isakson motioned to accept the waiver. James Hoard 2nd; the waiver was accepted unanimously. A motion was made by James Hoard to accept the subdivision, Richard Isakson 2nd. The subdivision was unanimously accepted. The motion was then made to approve the subdivision conditionally on state subdivision and septic approval. David Tower motioned to approve with conditions, Dr. Gerry Parker 2nd. The subdivision was unanimously approved with conditions.

RINDGE VETERANS MEMORIAL SITE PLAN REVIEW: Paul O'Connor presented the updated lighting design, which eliminated 2 lights. Motion to accept Dr. Gerry Parker, James Hoard, made the design 2nd the motion was unanimously carried.

ALI JABAR AMEND SITE PLAN REVIEW Map 13 lot 1

Proposing to amend an approved site plan which has been downsized and changed. Dave Duval presenting design for Ali Jabar. The plan still needs final architectural drawings, lighting design, signage, and landscaping design before the plan may be approved. It was emphasized that the aesthetics of the buildings and the site were extremely important to build in the character of the town. Ali was asked to submit these final plans by May 13th. Approval is continued to the meeting on May 18th.

FRANKLIN PIERCE COLLEGE:

Site Plan Review Townhouse Dormitories: Jeff Kevan presented revised plans for housing on College Rd on Pearly Lake. Issues included were lighting, water supply, septic, storm water management, driveways and paving a walkway. Jo Anne said that source water protection plans for main wells and further overlays for these wells need to be addressed and that she needs a narrative report for source water protection. There was a question of putting driveways on College Road. Peter Goewey will go to the college Thursday, May 6, 2004 there will be a meeting at Franklin Pierce College to discuss traffic and safety issues. Rick Donovan will also attend to discuss Fire and Safety issues with the town houses along with Jo Anne. Walkway: Jeff Kevan said that the college wanted to pave a walk way that has been previously covered with stone dust. Stone dust has been a maintenance problem, and paving facilitates snow removal and a safe walking and biking surface. The problem is that there is a point on the path where it is closer than 50 feet of wetland. So it was stated by the board that they can't pave. Jeff was told that there could not be an impervious surface within 50 feet of a wetland. Jeff asked the board to approve the plan with conditions so the first building could be started because they would like to start awarding contracts as soon as possible. The approval was continued to May 18th providing material is submitted to the Planning Office by May 13th for staff review.

GROWTH CONTROL: Dave Tower expressed his concern about the rapid residential growth of the town and the insufficient school space. He suggested that there needed to be some kind of mechanism in place to help slow down growth until the school issues are resolved. There was some discussion regarding building permit limitation. This can be further explored at the upcoming work session on May 25.

ENTER INTO EXECUTIVE SESSION

NEXT MEETING

May 18th

Motion to adjourn David Tower Dr. Gerald Parker 2nd

Meeting Adjourned

10:20pm

Respectfully submitted,

Robyn Payson