

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
May 17, 2005**

DATE: May 17, 2005 TYPE: Public Hearing DATE APPROVED: June 7, 2005

TIME: 7:00- PM. James Hoard

CALL TO ORDER, at 7:00 PM

ROLL CALL: James Hoard, Katie Duffy, Dr. Gerry Parker, David Tower, Doug Gutteridge, Arthur Fiorelli, Roberta Oeser, Dick Isakson, Robyn Payson, Jo Anne Carr

APPOINTMENT OF ALTERNATES: Dick Isakson for Dave Tower and Doug Gutteridge for Craig Cypret

OLD BUSINESS

Review of Meeting Minutes

- Minutes 04/26/05 Public Hearing Motion to accept Art Fiorelli Dave Tower 2nd approved unanimously.
- Minutes of 05/03/05 Site Walk Motion to accept, Art Fiorelli, Roberta Oeser 2nd approved unanimously.
- Minutes of 05/03/05 Public Hearing Motion to accept, Katie Duffy, 2nd Art Fiorelli, accepted unanimously with amendments.

Announcements-

- The new Master Plan and the Zoning Ordinance Books are ready for the Board to receive. Any members who currently have color copies of the Master Plan and the Water Resource Plan, please return them to the Planning Office.

Jo Anne made available the following hand-outs:

- The most recently revised copy of the C.I.P Budget.
- The article regarding Conflict of Interest distributed at the All Boards meeting with the Selectmen was made available to those who did not receive a copy.
- Notes from the D.O.T. Scoping Session with Home Depot.
- Notes from meeting with Selectmen Tim Halliday, Art Fiorelli and Town Counsel Beth Fernald Jo Anne was requested to attend, regarding the recent approval of the Sonja Drive project.

Alternates

The Board was reminded that Robyn Payson's term as an alternate expires at the end of May. This makes 3 alternate positions open. There are now 6 candidates applying for the four positions. Kim McCummings, Robyn Payson, John Vorfeld, Tom Coney's, Mary Anne Harper and Keith Halloran, who will be submitting his letter of interest to the board following the meeting. Jo Anne will circulate copies of the letters of intent to the Board for their consideration. Appointments are intended to be made at the meeting of June 7th 2005.

Septic System Discussion

Jo Anne discussed the 75' Septic System setback in the Subdivision Regulations and Wetlands Ordinance. Jo Anne reviewed what components constitute a "Septic System". She felt it was necessary to bring this issue to the attention of the Board as this may become more of an issue in

the future with lot sizes becoming smaller. Jo Anne suggested that a definition of a Septic System be added to the Subdivision Regulations.

NEW BUSINESS

Voluntary Merger

Map 13 Lots 8, 10 and 10-1

Albert Warnas Trust

This is to merge 3 lots on Marina Way into one. Each lot is approximately $\frac{1}{4}$ of an acre. Now there will be one lot $\frac{3}{4}$ of an acre in size with one house on it. Map 13 Lot 10l becomes the lot of record. Dave Tower made a motion to approve the Voluntary Merger, Katie Duffy 2nd; the Voluntary Merger was approved unanimously.

Major Subdivision

Map 3 Lot 72 East Monomonac Rd.

ATA Construction

Craig Francisco presented the plan for a 4 lot Subdivision on East Monomonac Rd. He stated that approvals for State Subdivision and Septic had been applied for. No new roads have been proposed and setback requirements have been met. Jo Anne expressed concern about the percolation rate on the sites, which ranged from 2-4 minutes. The Subdivision Regulations state that any soil with a percolation rate faster (greater than) or equal to one inch in five (5) minutes can be subject to further conditions imposed by the board. She noted that additional protection may be considered by the Board in light of the location of the site to the Wetlands and the Flood Plain and that the Subdivision overlays the Aquifer Protection District. Jo Anne said that she raised these concerns with Andre Aho and he explained that he uses an alternative advanced technology called "Enviro Septic" for leaching fields, which provides a more "polished" effluent. Mr. Francisco described the "Enviro Septic" system in detail which ATA Construction uses and discussed the difference between "Enviro-Septic" and a traditional "Sand and Gravel System". He also said that they had received a waiver from DES to install the system 3' above high water table instead of 4'. Regardless of perk. Art Fiorelli asked about the system's ability to remove Phosphates and Detergents. Mr. Francisco said that it removed 74% Phosphorus. Art Fiorelli went on to describe the problem Lake Monomonac is having with toxic Cyanobacteria blooms and how Phosphates and Detergents contribute to this problem. He felt that it was necessary for a sanitary engineer to review these plans to ascertain the safety of this project. Some of the Board members asked Mr. Aho for a conceptual plan for the build out of the rest of the property. Lake resident Cal Sholl said that there had been a problem with toxic Blue Green Algae on the lake for the last two years and that it was dangerous to both animals and people. He said that this was a problem that needed to be taken seriously. John Vorfeld also mentioned the Blue Green Algae and said he has seen a bloom this year on the lake. Also, there are a lot of shallow wells depending on Lake Monomonac. Dr. Parker explained Cyanobacteria is an extremely deadly blueish-green organism, which tends to migrate. Katie asked what caused it. Dr. Parker said that it comes from Phosphates and fertilizers. Kathy John said that there was nothing that could be done about the existing homes with Septic Systems on the Lake but they could do was hope to control the development coming in. A letter was read into the record from Bill Seidman. Andre Aho said that there was no ground water ion the test pits and the water table is not as high as people think it is. Jo Anne recommended that Tom Peragallo be hired to review the plans, as he is a wetlands scientist. Katie Duffy said she was comfortable with the Septic Plan but if the Board wanted a peer review she thought Tom Peragallo would be appropriate. She also suggested a site walk with the Department Heads and the Conservation Commission. Andre Aho said that he wanted people to know that he has lived in Rindge all his life and he takes pride in

Rindge and in doing a good quality job that is friendly to the environment. He said he would not do a job that would be unsafe. He said he believed in doing things that are environmentally sound, and he would not risk his reputation by doing anything less. Kathy John wanted Mr. Aho to know that she appreciated the work he has done in the town and that this is not in any way a criticism of him. It is only concern about the health of the lake. John Vorfeld also said that this was no complaint against Mr. Aho personally, this was about owning property on the lake. There are things that an owner can do nothing about, like existing Septic Systems or boats with toilets. But to address these concerns with a scientist, who can give us more information is a great thing for him to offer to the people of this town and the people who live on this Lake. And if it turns out that there is no concern from the soil scientist and others we have work on this then great. He said that he thought Mr. Aho was doing the best he could do but there are concerns beyond what it looks like, and we have to consider our natural resources now. Katie Duffy said that was going to be addressed at the Site Walk. She recommended Tom Peragallo, be hired to review the project. Art Fiorelli said he would also like to see Mr. Peragallo make a recommendation as to whether or not an Aquatic Biologist should also be hired to determine this development's impact on the lake. He said, The Planning Board is responsible for public safety and the Blue Green Algae problem is a serious problem that the whole town should be concerned about. Site walk is scheduled for May 24, at 4:00pm. Art Fiorelli made a motion to hire Tom Peragallo to review Septic Systems, Wetlands Delineation and determine what protections may be necessary for this project. Dr. Gerry Parker 2nd Vote as Follows; Dr. Parker-Yes Dick Isakson-Yes Art Fiorelli-Yes Katie Duffy -No James Hoard-No Roberta Oeser-Yes Doug Gutteridge-Yes Motion Carried

This matter is continued to June 7th 2005

CONTINUANCES

Major Site Plan

Map 6 Lot 99-6-1 Sonja Drive Office Park

Navian Development Co., LLC.

Chris Asaff addressed the Board regarding the plan submitted 4/19, and accepted by the Planning Board 5/3 showing the easement across the front of the property with the notes being a French Drain and a Guard Rail. The plan submitted 5/11, the revised plan was submitted with the French Drain and Guard Rail requested, but the location of the easement had been moved to follow the line of the potential easement, and not the location approved on the Plan dated 4/19. This was done in error. Art Fiorelli pointed out that with the easement currently noted on the plan, the buildings would be less than 75ft from the easement. The easement was not intended to be where it was shown on the plans of 5/11. He submitted a request and a letter with the easement in the original position as approved 5/3. Mr. Asaff needs to come in for an Amended Site Plan to relocate the easement on the plan to the approved location. Dick Isakson made a motion to hold the hearing for the Site Plan Amendment June 7, Katie Duffy 2nd the Motion was passed unanimously. The Site Plan will be amended at the Public Hearing June 7th.

Major Site Plan-Continuance

Map 50 Lots 46 and 47 Taggart Meadow Condominiums Phase I

Robert Van Dyke

With the applicant's permission, this, matter is continued to June 7th 2005 due to the fact the re-planting plan necessary to satisfy the violation has yet to be approved by the Board of Selectmen and the Conservation Commission.

**Planned Unit Residential Development-Final Plat Hearing
Map 50 Lot 52-2 off Meadow View Road.**

Robert Van Dyke

Issues pending

- Homeowners Association Agreement
- Final Common Land Conservation Easement language needs to be recorded.

Draft language has been received from Norm Soney but town Counsel has not reviewed it yet. Jo Anne recommended\ that Mr. Van Dyke give her the final language for these issues and the Mylar can be signed June 7th.

Art Fiorelli Moved that the Public Hearing Adjourn and enter in to closed session. Roberta Oeser 2nd the Board went into closed session at 10:00pm

Meeting Adjourned 10:00pm

NEXT MEETING

June 7, 2005

Respectfully submitted,

Robyn Payson