

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
September 18, 2007**

**DATE: September 18, 2007** **TYPE: Work Meeting** **DATE APPROVED: Oct 2, 2007**

**TIME: 7:00 PM-8:30 PM**

**CHAIR** Kim McCummings

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

**ROLL CALL MEMBERS:** Kim McCummings, Deb Sawyer, John Vorfeld, James Hoard, Roberta Oeser

**ROLL CALL ALTERNATES:** Keith Halloran, Art Fiorelli, Dick Isakson

**EX OFFICIO** Patricia Lang Barry

**PLANNING DIRECTOR** Jane Pitt

**PLANNING ASSISTANT:** Robyn Payson

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**Announcements**

**Robyn announced the following:**

- Public Hearings: NH Ten Year Transportation improvement program 2009-2018 sponsored by South West Regional Planning. Details are in the Planning Office.
- Public Forum: the Monadnock Region in the Global Marketplace sponsored by Southwest Region Planning Commission's Economic Development Advisory Committee and the The Greater Keene Chamber of Commerce. . Details are in the Planning Office.

**Advisory Opinion**

Choppas- Internally Lit Sign

Marianne Labrie appeared before the Planning Board because she needed an advisory opinion to accompany her variance request to the ZBA in order for two internally lit directory signs. Robyn read into the record the letter from Code Enforcement Officer Dave Duvernay in support of the internally lit signs.

Pat Barry made a motion for the Planning Office to prepare a memo for Mrs. Labrie that states The Planning Board is in favor of the signs being internally lit with the condition that the sign have light emitting only from the letters, and that the background be opaque and non-light emitting. James Hoard seconded. The motion carried unanimously.

**Decision Review**

**Stenersen Subdivision Cathedral Rd.**

Kim read the e-mail from Jo Anne Carr to Clough Harbor expressing concerns about the project review. Roberta Oeser said that she did not think there was anything that the Planning Board could do now that the plan has been approved. Kim agreed that there was nothing currently in the Rules of Procedure that allowed for revoking an approval.

John Vorfeld suggested the developer be given the option to make corrections to the plan to address the issues brought forward.

Kirk said he disagreed with Jo Anne's opinion of the Clough Harbor review.

John said that any question about the review needs to be resolved with the reviewer. He emphasized that the Board erred in approving a plan with an engineering review that was received the night of the hearing.

James Hoard said he was not sure at this point that a mistake had been made.

Following discussion, Pat Barry made a motion that there be a meeting between the Stenersen's, Clough Harbor, Jo Anne and Planning Director Jane Pitt to review and resolve any issues. Clough Harbor will then provide a joint letter confirming that all issues have been resolved. Deb Sawyer Seconded the motion.

Roberta Oeser said that this motion was not a binding request. There is an approved plan and she said she was not sure that the Board did anything wrong.

Motion carried with Roberta Oeser abstaining and James Hoard voting No.

Kim made a motion that if it is found that the engineers at CHA were in error that we request fees not be passed on to the applicant. Pat Barry seconded the motion. Motion carried unanimously.

Cindy Sands asked that she be notified of the outcome of the meeting.

### **Work Meeting**

#### **Master Plan Update**

The Master Plan is in the process of being reprinted. The revised versions will be distributed at the meeting of October 2, 2007, after which a date for a public hearing to re-accept the plan will be scheduled.

#### **Discussion-Van Dyke Clough Harbor Proposal**

Bob Van Dyke disagrees with the cost of Construction Monitoring and wants to appear before the Board to discuss it. Art asked Jane to review the estimate and give her opinion as to whether or not it is excessive.

#### **Sub-committee updates appointments and review of time line**

#### **PURD**

John Vorfeld has scheduled a meeting of the PURD committee for Tuesday September 25, at 6:00pm. The subcommittee consists of:

- John Vorfeld
- Keith Halloran
- Deb Sawyer

#### **Sign Committee**

Roberta Oeser reported

Sign Committee includes:

- Roberta Oeser
- Les Cypret
- Art Fiorelli
- Brenda? (Chamber of commerce)

Kim appointed Jason Czekalski to the Sign Committee. Art Fiorelli suggested Dave Duvernay be included in the subcommittee. Kim said at the public input point Dave will be welcome to contribute.

**Subdivision and Site Plan**

Has not met yet.

Subcommittees have been directed to bring their drafts to the work meeting on October 16, 2007

**Aquifer Protection District-Response of Town Counsel**

The Board briefly discussed Town Counsel's response to the questions about the Aquifer Protection Ordinance.

Kim acknowledged that there were issues with the ordinance that need to be addressed and suggested that a subcommittee be formed to address the Aquifer Protection Ordinance. John Vorfeld suggested the Planning Director review the ordinance and come up with a procedure of what to do if a piece of land has conflicting information between maps as to its location in the Aquifer Protection District.

**Planning Board Rules of Procedure/Riggins Rules**

Robyn distributed the current Rules of Procedure, and the former Rules of Procedure. The section addressing the the submission of documents which required them to be received by the Planning Office 15 days before the next Public Hearing was deleted in the current year's update.

Roberta Oeser and James Hoard said that it was deleted because it was a regulation and did not belong in the rules of procedure.

Kim said that the Rules of Procedure can include how the board conducts its self and how it accepts new information. Submission requirements can also be added to the regulations but do not have to be there exclusively.

Roberta said that if information comes in at the last minute and it is not the applicant's fault they shouldn't be held up.

Art Fiorelli said that it wasn't a question of fault it was a question of having the time to thoroughly review information in order for the Board to make good decisions. Art pointed out that there were RSA's and other regulations mentioned in the Rules of Procedure.

James Hoard said that those should be removed as well because the Rules of Procedure were a guide of how to conduct meetings and not where Regulations and RSA's belonged.

The statement from the previous Rules of Procedure allows for the waiving of the 15 day submission requirement.

Following discussion, Jane and Robyn were asked to draft changes to the Rules of Procedure addressing submission requirement for subsequent hearings for the meeting of October 2, 2007

Robyn Distributed the Riggins Rules

There was a brief discussion about them and the Board was asked to read them for further discussion at our next work meeting.

**Meeting Adjourned 9:07PM**

**NEXT MEETING**

**October 2, 2007**

Respectfully submitted,

Robyn Payson