

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
November 16, 2004
MINUTES**

DATE: November 16, 2004 TYPE: Public Hearing DATE APPROVED: 01/04/05

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

CALL TO ORDER, at 7:00 PM

ROLL CALL: Katie Duffy, Chuck Carroll, Paul O'Connor Kim McCummings James Hoard, Richard Isakson, Dr. Gerald Parker, Arthur Fiorelli, David Tower, Jo Anne Carr, Robyn Payson

APPOINTMENT OF ALTERNATES: Richard Isakson for Cheves Walling

Announcements by Jo Anne Carr:

Zoning Regulations- Jo Anne presented her interpretation of what she felt the board might want to address in updating the Zoning Regulations. Although, Jo Anne does not have a specifically annotated list, she stated that she felt comfortable with her sense of where the board's priorities and sensibilities lay. She handed out her proposed amendments to the board for their review and future discussion at the next work meeting.

Planning Board Member Terms-David Tower's and Cheves Walling's terms expire in 2005 this year and they need to run for re-election. Richard Isakson and Robyn Payson's terms as alternates are up in 2005. They are being extended as long as they are still interested as remaining alternates.

Planning Board Addresses-Jo Anne circulated the planning board address list for the board members to confirm the accuracy of their contact information.

Memo from Edgar Gadbois-The Board of Selectmen is concerned about the status of the water resource report and wants to know what the intent of the planning board is in implementing the recommendations of the report issued in 2002. Jo Anne stated that some of those issues are addressed in the proposed changes to the Site Plan Regulations.

Approval of minutes

Site Walk Minutes of October 5th Site walk at the Mayer's property on Lord Hill and Lord Brook Roads. Richard Isakson James Hoard 2nd The minutes were accepted unanimously.

Meeting minutes October 5th Motion to accept minutes by Kim McCummings Motioned to accept the minutes, Charles Carroll 2nd The minutes were accepted unanimously.

Meeting minutes October 26th Arthur Fiorelli motioned to accept the minutes, James Hoard 2nd. The minutes were accepted unanimously.

OLD BUSINESS

Subdivision Application-Continued Hearing; Map 6 Lot 85

Lord Hill and Lord Brook Roads Albert and Elizabeth Mayer

The Mayer's were scheduled to appear at the hearing to inform the board of their decision as to whether they would establish an escrow account, or, if they would may the necessary improvements to the road themselves. There was no one present to represent the Mayer's, so the matter was continued.

NEW BUSINESS

Dr. Parker recuses himself, as he is a trustee of the Hampshire Country School

Mini Site Plan: Hampshire Country School; Map 8 Lot 36

Hampshire Road. Charlene Robbins

The school will be replacing two 35 year old mobile homes trailers on the property and replacing them with two new manufactured homes. The orientation of the homes will change to improve access for fire and safety purposes. There is no change of use and no change in the facilities. Motion to accept the plan made by Richard Isakson James Hoard 2nd the plan was accepted unanimously. Motion to approve was made by James Hoard Kim McCummings 2nd the plan was approved unanimously.

WORK MEETING

Continued Planning Board Work Session

Review Site Plan Regulations

The board reviewed the revision of the Site Plan Regulations, and a memo including changes discussed at the meeting on October 26, 2004. This draft is in the process of being prepared to be presented to the public at prior to adoption by the board. The final draft will be available to the public prior to the first Public Hearing. Topics discussed included:

- Developments having regional impact.
- Nodal and cluster development: its definitions and limitation.
- Limitation of impervious surface and open space requirement.
- More specific delineation between a road and a driveway.
- Landscaping.
- Lighting.
- What constitutes Vesting.
- Limiting size of building footprint.

The majority of the Board felt that it was important to support the wishes of the citizens of Rindge, who have demonstrated in surveys that they want to keep the town's rural atmosphere in tact, and not see Rindge become "The big box capital of South Western New Hampshire". It is important to remember that the Board always has the right to wave any limitations that are in the Site Plan regulations, and there may be occasions where that would be appropriate. Dave Tower stated that it is not that we do not want development, we just want it in a way that is consistent with the values and beliefs of the people in the town. Katie Duffy was against any limitation being set on building footprint, feeling it put the developer at a disadvantage. Upon taking a consensus of the board, the majority felt that limiting building footprint would give businesses a clear picture of they type and scale of development the Town of Rindge was looking for and that it would not take the flexibility of the Board away as they always have the power to wave any requirement. Dr. Parker stated that the town had spoken and we shouldn't move in any direction that would suggest that the Planning Board is not listening to the wishes of the Town. Therefore smaller is better in this case and no more than 50% impervious surface and a smaller building foot print. Chuck Carrol stated that limiting building size would become a real problem later because a business could not function well in a small building. Kim McCummings said that asking for a smaller building makes builders think "outside the box" and become more creative which is positive for the town. Arthur Fiorelli stated that buildings should reflect the architecture of the town. Jo Anne asked for a final work meeting to work on Zoning to have time to schedule the public hearings so Zoning changes can be voted on at Town Meeting. Citizen Jill

Lamoureux , a 20 year resident of Rindge stated that she represented a large number of residents by saying that they do not want large scale development. They want to keep Rindge small and rural. She hopes the board will listen to the wishes of the people in the town regarding this matter, as it is very important to a great many people.

James Hoard motioned to adjourn Charles Carroll 2nd

Meeting Adjourned 10:00pm

NEXT MEETING

December 7, 2004

Respectfully submitted,

Robyn Payson