

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
November 20, 2007**

DATE: November 20, 2007 TYPE: Public Hearing DATE APPROVED: 02/05/08
TIME: 7:00 PM-10:30 PM CHAIR: John Vorfeld acting until Kim McCummings arrived
CALL TO ORDER, at 7:00 PM
ROLL CALL MEMBERS: Kim McCummings, Deb Sawyer, John Vorfeld, Roberta Oeser
ROLL CALL ALTERNATES: Art Fiorelli, Dick Isakson
EX OFFICIO Patricia Lang Barry
PLANNING DIRECTOR Jane Pitt
PLANNING ASSISTANT: Robyn Payson
APPOINTMENT OF ALTERNATES: Dick Isakson for Dave Tower Art Fiorelli for Kim McCummings until she arrived.

John Vorfeld opened the meeting at 7:00pm

WORK MEETING

New England Power-Transmission Line Project

Eric Newman presented information for the upcoming transmission line restoration project. Lines will be replaced between Fitchburg Ma. and Bellows Falls Vt.. Just under five miles of power lines run through Rindge. Inspection by helicopter will begin within two weeks. Work on the power-lines is anticipated to begin in early 2008.

Richard Mellor-Chairman of the Conservation Commission and an abutter to the project said that he was not opposed to the project but was concerned about the blasé approach to these repairs. He said that he has been an abutter for 35 years and has seen repairs made to the footings at least twice, most recently being last year. He said he received a letter which stated the work on the towers would be completed this year and that is not accurate. Mr. Newman said he would investigate the matter and another letter would be sent out if necessary.

Jane asked for notice prior to the helicopter inspections so that Public Safety and Public works should be contacted and the Town office is prepared to answer questions from the public.

Subcommittee Status Reports

Jane distributed a calendar from the Office of Energy and Planning website that shows the deadlines for posting zoning amendments.

Zoning

Jane Pitt described the proposed Gateway Ordinance and proposed expansions of the Business Light Industry Zone.

Another change proposed is to return “Foggs Corner” to the Commercial Zone. It was re-zoned to Village District at the last Town Meeting.

Sign –Roberta Oeser

Roberta distributed the draft of the new Sign Ordinance. The Sign Committee is meeting twice a week and making progress. Roberta discussed some of the issues being addressed in the new ordinance which is being completely re-written.

PURD-John Vorfeld

John Vorfeld reported the committee is working on the PURD criteria and is continuing to meet.

Growth Management Ordinance

The Growth Management Ordinance will sunset as of Town Meeting in 2008. Art Fiorelli presented to amended Findings of Fact which justifies keeping the ordinance in place based on school population and the Town of Rindge’s growth as compared to the percentage of growth in the abutting towns. It was also pointed out that unmanaged surges in growth stress Public Safety and Public Works facilities. The Board of Selectmen has stopped accepting new roads for the foreseeable future because of the cost burden to the town.

Roberta Oeser said that she had researched the building permits issued and in her opinion, the population in the schools had not been inflated by new Single Family home construction. She stated that more “Empty Nesters” are moving into Rindge than families with children. She also said that the GMO has never been used and that the market had taken care of itself.

Art said that there was no way of knowing the number of building permits that were not applied for based on the fact that there is a GMO in town.

Pat Barry said that the new state law that mandates attending school until the age of 18 would further stress the capacity of the High School, which is even now over capacity.

John Vorfeld said that an older population would also stress the resources of the town.

Art reviewed the updates and amendments to the ordinance and there was discussion that included extending the time of time the GMO will be in effect from three years to five years.

Art pointed out that if the town meets the criteria of the ordinance for capital improvements and school population, the Planning Board shall recommend rescinding the ordinance.

Dick Isakson said that he would not want to see the GMO become permanent but five years seemed to make sense.

Dick Isakson made a motion to move forward with renewing the ordinance and extending the amount of time until the ordinance sunsets from three to five years. Pat Barry seconded the motion. The motion carried with Roberta Oeser voting No.

The proposed first public hearing is scheduled tentatively for December 27, and will need to be advertised in the paper on December 13.

Work meetings are scheduled for December 6, and December 11.

Update-Architectural Rendering Phantom Fireworks

Jane reported that the Planning Office has received new architectural renderings. She distributed them to the Board and asked for comments to pass on to the architect.

Following a brief discussion, the design was deemed unacceptable. Jane was instructed to tell the architect to go back and review the Site Plan examples on the Town Website again and come back with another modification. Jane and Robyn said that they had spent a great deal of time with the applicant trying to communicate what the town was looking for in context with the Master Plan.

Budget

Jane presented the operating budget. The remaining funds in “Contracted Services” will be encumbered. Jane said that she wanted to engage Jo Anne Carr as a consultant to work with the Economic Development Committee as well as the Master Plan. Kim asked if there was enough money in the budget for speakers. Jane said that there wasn’t.

Dick Isakson made a motion to approve the budget as proposed. Art Fiorelli seconded the motion, the motion carried unanimously.

Les Cypret

Mr. Cypret is bringing forward a hydrogeological report on the Valley Marine Property. He contends this report states that his property is inappropriately designated in the Aquifer Protection District. He wanted to know if he needed the consultant to attend the meeting with him. Robyn will copy and distribute this report to the Board members in preparation for the meeting on December 4, 2007.

Jane said it appeared this was the first time this issue has been addressed. The Aquifer Protection District Ordinance does not outline a process for taking this action. She recommended that the report be accepted and go out for third party review. The question of who should pay for the third party review was addressed. Jane asked if the Board would wish to pay for this review as there is no provision in the ordinance that states the petitioner should pay for the town’s consultant.

Art said that he believed that ordinance states that the applicant was to bring his request to the Planning Board so that the applicant and the Planning Board agreed to who would perform the study. The Cypret’s did not do that. Les said that he had asked several Planning Board members who told him he did not need to seek Planning Board approval prior to having the work done. Kim said that in the future, they should come to the Planning Board as a whole instead of individual members.

Art said if you engage someone you should come to the Planning Board first so that the Board and the applicant can agree on the consultant. Jane said that it was not clear in the ordinance that he had to come to the Board for permission.

Jane and Robyn were asked to research the consultant prior to the next hearing.

Senior Housing

Dick Isakson said that the feasibility study for the proposed Senior Housing development will be starting within a month and he wanted to know if there were any Site Plan issues that needed to be addressed.

Kim said that according to state statute there were requirements for any project on town land. There is nothing necessary for the feasibility study.

Non Public Session per RSA 91-A:3 II (a) for Personnel

Roberta Oeser made a motion to enter into non-public session. Art Fiorelli seconded the motion. Vote as follows: Kim McCummings-Yes, Deb Sawyer-Yes, John Vorfeld-Yes, Roberta Oeser-Yes, Pat Barry-Yes, Dick Isakson-Yes. The motion carried unanimously. The Planning Board entered in to non-public session at 10:00PM.

The Planning Board emerged from Non Public Session per RSA 91-A:3 II (a) for Personnel at 10:10PM

John Vorfeld made a motion to adjourn.

Meeting Adjourned 10:10pm

NEXT MEETING

November 20, 2007

Respectfully submitted,

Robyn Payson