

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
October 18, 2005**

DATE: October 18, 2005 TYPE: Public Hearing DATE APPROVED: 12/06/05
TIME: 7:00-9:30 PM. James Hoard

CALL TO ORDER, at 7:00 PM

ROLL CALL: James Hoard, Dick Isakson, Arthur Fiorelli, Keith Halloran, Doug Gutteridge, Kim McCummings, Roberta Oeser, Jo Anne Carr, Robyn Payson

ALTERNATES

Dick Isakson for Dave Tower, Doug Gutteridge for Tom Coneys, Robyn Payson for Dr. Parker

Minutes

10/04 Dick Isakson made a motion to approve the minutes Art Fiorelli 2nd; the minutes were approved unanimously

Announcements

Jo Anne announced the November 5, Planning and Zoning Conference.

Jo Anne distributed folders with the proposed updates to the Driveway and Subdivision Regulations for the Board's review.

CONTINUANCE

Major Subdivision, East Monomonac Road

Map 3 Lot 72 Monomonac Estates

ATA Construction

This matter is continued from the site walk held at 5:00pm. Jo Anne read letters of interest from the Winchendon Planning Board and the Monomonac Lake Association. The letters are on file at the Planning office.

Winchendon Selectman Burt Gould was in attendance and expressed the following concerns about this project:

- The increase in traffic over the inadequate Winchendon roads.
- This development is over an Aquifer that is the only available option for a Public Water Supply for the Town of Winchendon.

He asked the board to consider the impacts to abutting towns before approving this project.

ATA was asked to develop a Proof Plan demonstrating a conventional subdivision on this property. Craig Francisco of Bedford Design reviewed the Proof Plan with the Board. Jo Anne shared an e-mail with the Board from Richard Mellor, Chairman of the Conservation Commission who stated that the Commission rejected the number of viable lots on the Proof Plan. Following review, they determined the number of viable lots could be 11, and not 17 as proposed by the applicant. Jo Anne estimated 12 lots were a reasonable number for that parcel of land.

Andre Aho asked that it be noted in the record that he was not notified that the Conservation Commission would be reviewing the Proof Plan at their meeting and he felt he should have been notified so he could have been present to discuss the plan. Jo Anne pointed out it would be reasonable to assume that the Conservation Commission would be reviewing the plan, as a copy had been submitted to them.

Jo Anne shared the results of the report from Normandeau Associates. Art Fiorelli asked again that the surface water be noted on the plan.

It was pointed out to Mr. Francisco and Mr. Aho that the Proof Plan was intended to show the number of conventional size lots possible not requiring waivers or variances and this plan did not demonstrate this.

The applicant did not agree but acknowledged that this was not a good plan, and the PURD is a better plan.

Keith Halloran said that he did not feel that the Proof Plan was credible, and his concerns about useful common land and trails were not addressed.

Dick Isakson said that there were a number of traffic issues that still needed to be addressed as well.

Bob Blukey of Lapham Ln. expressed concern about the quality of Lake Monomonac, and was looking for assurance from a 3rd party that this development will not harm the lake.

Mr. Aho said that studies will be done on the lake to ensure it will not be harmed.

Art Fiorelli made a motion that a consultant be hired to do a Nutrient Loading Study for 11 and 17 lots addressing septic and fertilizer contamination. Dick Isakson 2nd.
The motion was passed unanimously.

Art Fiorelli made a motion for a Traffic Study to be done regarding this project. Robyn Payson 2nd the motion was passed unanimously.

This matter is continued to November 15th.

Informal Discussion

Map 2 Lot 59-3-4 Sears on Sears Dr.

Don Dobeck

Mr. Dobeck intended to come in to present architectural changes to the Sears Building. There have been no updates plans submitted as of yet.

The Sears approval was conditional on the applicant finishing the architectural elements of the building next spring. They will be seeking a partial release on the site plan approval for occupancy by the end of October.

Jo Anne apprised the Board of this and suggested Board members visit the site. This matter is continued until November 15, 2005.

NEW BUSINESS

Minor Site Plan, Main St.

Map 27, Lot 17, Ingalls Memorial Library

Ingalls Memorial Library

Bill Sheehan presented the proposal for improvements to the existing driveway and parking. Stormwater and septic systems will be upgraded. All stormwater is proposed to be infiltrated on

site and there will be no increase in flow offsite. No changes in lighting, or landscaping are proposed.

Abutter, Nancy Labbe asked if this plan would affect her stone wall. Mr. Sheehan said that it would not.

Roberta Oeser made a motion to accept the plan, Art Fiorelli 2nd the plan was accepted unanimously.

Robyn Payson made a motion to approve the plan, Art Fiorelli 2nd the plan was approved unanimously.

Technical Subdivision,

Map 3 Lot 25-1 Map 3 Lot 25-1-A

Tim Halliday

Roberta Oeser recused herself, Kim McCummings appointed as an alternate in her place.

This proposal is for a lot line adjustment, which will not result in the creation of a new lot. Map 3 Lot 25-1A is 2.120 acres with 166.99 feet of frontage and Map 3 Lot 25-1 is 5.456 acres with 345.40 feet of frontage. The land to be transferred is 1.516 acres and will provide an additional 50 feet of frontage to Lot 25-1A

The new lots will result in 25-1A with 3.636 acres and 216.99 feet of frontage (an increase) and Lot 25-1 will 3.940 acres and 295.4 feet of frontage.

The Lot 25-1 will now have less than 5 acres and needs to have State Subdivision approval for the septic system.

Dick Isakson made a motion to accept the plan Art Fiorelli 2nd the plan was accepted unanimously. Dick Isakson made a motion to approve the plan with the following condition:

- State Subdivision Approval

James Hoard 2nd The plan was approved unanimously

Roberta Oeser reassumes her chair.

Minor Site Plan

Map 10 Lot 29-1-1 US RT 202

TAC Commercial Properties LLC

Jo Anne Coneys presented the plan for a 8,250 sq ft building, driveway, septic, and fencing. The proposed use as a multi-unit storage facility. Very little site work needs to be done to prepare the site for construction as it has been cleared and stumped and is a gravel surface.

Abutters Karl Geisler and Scott Schulman of Monadnock Boat Store expressed concerns about drainage and security regarding this project

Roberta Oeser made a motion to accept the plan James Hoard 2nd the plan was accepted unanimously.

This matter is continued until November 15, to allow for further detail on drainage and to wait for response from DOT.

Meeting Adjourned 9:30pm

NEXT MEETING

November 15, 2005

Respectfully submitted,

Robyn Payson