

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
September 20, 2005
MINUTES**

DATE: September 20, 2005 **TYPE: Public Hearing** **DATE APPROVED: 10/4/05**
TIME: 7:00-9:15 PM. James Hoard

CALL TO ORDER, at 7:00 PM

ROLL CALL: James Hoard, Arthur Fiorelli, Dick Isakson, Dr. Jerry Parker, Keith Halloran, Doug Gutteridge, Tom Coneys, Roberta Oeser, Robyn Payson, Kim McCummings Jo Anne Carr

APPOINTMENT OF ALTERNATES: Doug Gutteridge Dave Tower and Dick Isakson for Dr. Parker

Announcements

Jo Anne Carr made the following announcements;

- Meeting 9/27 is a work session South West Regional Planning will be giving a seminar on Commercial and Residential Road Standards. They will be looking at Driveway standards as well.
- Wildlife and Habitat Assessment with Daryl Covell-tentatively scheduled for October 18th but is not confirmed.
- November 1 Randall Arendt-Franklin Pierce College will host.

MINUTES

8/16 Art Fiorelli made a motion to accept, Roberta Oeser 2nd the minutes were accepted unanimously.

9/6 Dr. Parker made a motion to accept Roberta Oeser 2nd the minutes were accepted unanimously.

9/13 Roberta Oeser made a motion to accept Keith Halloran 2nd the minutes were accepted unanimously.

OLD BUSINESS

Roberta Oeser asked if Impact Fees would apply to the Subdivision Map 6 Lot 85, Lord Hill and on Lord Brook Rd. Jo Anne said that the Subdivision was exempt.

NEW BUSINESS

Major Subdivision, East Monomonac Road

Map 3 Lot 72 Monomonac Estates

ATA Construction

The application is for a 13 lot Planned Unit Residential Development (PURD) subdivision on East Monomonac Road. One lot is planned to accommodate a 5-unit condominium. The total number of dwelling units proposed is 17. There is an 850' cul-de-sac road proposed. The plan has been circulated for inter-department review. Per Planning Board authorization, the plan has been sent to Normandeau Associates for an estimate for engineering review. The request included an evaluation of the proposal in context of the Town's PURD and Subdivision Ordinance, wetlands and surface water delineation, and engineering for the roads and septic systems. The project overlies the town aquifer district and is subject to that ordinance as well as the wetlands and floodplain ordinances.

Jo Anne said that the board needed to consider if this would be a Development of Regional Impact based on the following issues.

- This project overlays a large aquifer and is subject to local ordinance.
- The aquifer is headwaters to the Miller's River in Massachusetts.

- The abutting Bush Hill area in Winchendon and Ashburnham has just recently been protected. As such the subject property is of regional interest for conservation and water supply.
- Proximity to groundwater, surface water and wetlands which transcend municipal boundaries.

Jo Anne directed the Planning Board to the Subdivision Regulations, which describe criteria and process for determining whether a project may have regional impact.

Craig Francisco of Bedford Design presented the Subdivision plan, which is intended to be a P.U.R.D.

Tom Coneys said that he would not vote to accept this plan as a PURD until he saw a comparative standard Subdivision with 2 acre lots and 250ft of frontage and a road on the property. He felt that the land on this plan designated as Common Land would provide very little public benefit..

Dr. Parker agreed that the Board needed to consider granting this PURD very carefully and consider the location over the Aquifer and the density of the project.

Keith Halloran urged Mr. Aho to address more explicitly how he could ensure the proposed common area is useful and reasonably accessible for common use. He pointed out that some of the upland portions of the proposed common land are inaccessible due to wetlands surrounding them and the walking trail terminates at a dead end with no exit point on to East Monomonac Rd. Pedestrians need to turn around and follow the trail back to the beginning to exit the trail. Therefore, it would be reasonable to assume users might trespass onto a newly established subdivided lot on East Monomonac Road to gain access to the road.

(Dr Parker was excused from the meeting, Dick Isakson appointed as an alternate in his place.)

Tom Coneys made a motion to request the developer to provide a proof plan of a conventional subdivision to review in order to determine whether the Board accepts this Subdivision as a PURD. Art Fiorelli 2nd Vote as follows:

James Hoard-No, Arthur Fiorelli-Yes, Dick Isakson-Yes, Keith Halloran-Yes, Doug Gutteridge-Yes Tom Coneys-Yes, Roberta Oeser-Yes, the motion was carried.

Tom Coneys pointed out other issues that the Board needed to consider when reviewing this project:

1. Is this a Project of Regional Impact?
2. The multi-family building requires a Special Exception in the Aquifer Protection District.
3. No discharge will affect the quality of the Aquifer.

Tom Coneys made a motion to consider this Subdivision a Project of Regional Impact due to the fact the project overlays the Aquifer which crosses into the state of Massachusetts. Art Fiorelli 2nd Tom Coneys made an amendment to his motion include the impact of this project on the road network on the abutting Towns of Winchendon. Art Fiorelli 2nd the amendment

Vote on the amendment as follows: James Hoard-Yes, Arthur Fiorelli-Yes, Dick Isakson-Yes, Keith Halloran-Yes, Doug Gutteridge-Yes Tom Coneys-Yes, Roberta Oeser No, the motion was carried.

Vote on the motion to consider the Subdivision a Project of Regional Impact. James Hoard-Yes, Arthur Fiorelli-Yes, Dick Isakson-Yes, Keith Halloran-Yes, Doug Gutteridge-Yes Tom Coneys-Yes, Roberta Oeser-Abstain, the motion was carried.

Jo Anne said she received a memo from the Conservation Commission informing the Planning Board that they made, and approved a motion to recommend to the Planning Board that a Lake Loading Study, similar to the ESS study in Deering be undertaken for both this project and the Home Depot.

Jo Anne also presented Mr. Aho with the peer engineer review estimate for his approval. Roberta Oeser made a motion to adjourn, Art Fiorelli 2nd

A Site walk was scheduled for October 18 at 5:00pm
This hearing is continued until the Planning Board meeting following the Site walk at the Town Office October 18, 2005.

Meeting Adjourned 9:15pm

NEXT MEETING

September 27, 2005

Respectfully submitted,

Robyn Payson