

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
September 21, 2004
MINUTES**

DATE: September 21, 2004 TYPE: Public Hearing DATE APPROVED: 10/5/04

TIME: 5:00-9:30PM. Katie Duffy, Chair

CALL TO ORDER, at 7:00 PM

ROLL CALL: Katie Duffy, Dr. Gerry Parker, Cheves Walling, Charles Carroll, David Tower, Richard Isakson, Kim McCummings, James Hoard, Arthur Fiorelli, Jo Anne Carr, Robyn Payson,

APPOINTMENT OF ALTERNATES: Kim McCummings for Charles Carroll, Richard Isakson for David Tower, Robyn Payson for Cheves Walling.

MINUTES OF PREVIOUS MEETINGS: , Dr. Gerry Parker moved to accept the minutes of 9/7/04, James Hoard 2nd, so voted.

5:00pm Site Walk: Map 7, Lot 93-1

Christian Outreach Church 91 North Street

Planning Board members in attendance: Katie Duffy, Dick Isakson, Arthur Fiorelli, James Hoard, Kim McCummings, Dr. Gerry Parker, **Chairman of the Conservation Commission:** Richard Mellor and **Town Planning Director:** Jo Anne Carr.

Alternates Appointed: Dick Isakson for Dave Tower.

Citizens in attendance: William F. Dunn, Laurel Cameron, Karen A Baldwin, Nancy Cornealius, William McElroy and Donna McElroy.

The site for the proposed ball field was visited and the plans were reviewed. There was discussion regarding zoning and the fact that the BOA approved a special exception for the Church but did not review the use of the fields. There were concerns expressed regarding traffic, parking and lighting as well as possible property line encroachments. It was decided by the Board that this matter needed to be resolved by the BOA before the planning board could give any further decisions on a Site Plan. This matter was continued until there is a decision on Zoning from the BOA. Jo Anne will notify interested parties via e-mail.

OLD BUSINESS

Southwest Regional Planning Workshops: “New Challenges for Municipal Regulation of the Environment” Wednesday 9/22/04. Jo Anne Carr and Robyn Payson are attending. 9/29/04 “The Basics of Subdivision and Site Plan Review” Dick Isakson and Robyn Payson will attend. Both begin at 7:00 p.m. and are being held at the Jaffrey Fire Station. If anyone else on the board wishes to attend, contact Jo Anne Carr.

Active and Substantial Development-Jo Anne and Robyn attended the Land Use Law Update class given by Southwest Regional Planning at Jaffrey Fire Station 9/15/04. It was discussed that it was prudent to decide what would constitute “active and substantial” development within the first 12 months at the time of plan approval with the active and substantial requirements recorded in the decision.

Forest Law Workshop: Free workshop given by the New Hampshire Cooperative Extension The Municipal Association Timber Harvesting and The Council Division of Forest and Lands at

the Jaffrey Fire Station on October 12th 8:00 a.m. -2:30 p.m. The topics will include what constitutes bonafied forestry operation as well as other forestry and wetland issues. If anyone is interested in attending, contact Jo Anne.

The Annual Fall Planning and Zoning Conference is being held at Waterville Valley. Topics covered, will be the basics for Zoning Boards and Planning Boards.

Economic Development-Jo Anne, Art and Edgar attended a meeting “A Preliminary Presentation for the Regional Economic Development Strategy” with Ross Ketell as presenter.

Regional Planning Projects-It is Jo Anne’s belief that the Town of Rindge needs to be more active in the regional planning projects. The next meeting is Friday September 24, which she will be attending. Towns involved with this will be present in the process and more likely to be included in priority projects. Copies of related materials will be available for board members to read. As Rindge is in a very favorable location for commercial development, it is important to learn how to attract the kind of development that will benefit our town and its citizens the most.

Rural Development Council-Holding a series of focus groups in anticipation of holding a fall summit on “Regional Economic Development”. Jo Anne is going to participate as a member of the focus group so Rindge can have a voice be at the table.

Local Resource Protection Priority Map-Jo Anne displayed the map and asked for assistance interpreting it.

NEW BUSINESS

Informal Review Map 10 Lot 17

Franklin Pierce College

Review of Access Drive on Mountain Rd.- The request for access on Mountain Road was withdrawn. Jeff Kevan of TF Moran submitted the final amended built plan for the ball fields. Jo Anne compared the plans with the approval to be sure that all of the requirements were met. The parking lot has been removed. If the college wants to add a parking lot in later, they will have to come back before the board for an amended site plan. Jo Anne recommended the board approve the amended plan. **Outstanding Elements**-Drainage needs to be shown on the “as built”, full lighting plan and schedule, a description of the sound system, and the restoration plan to rectify the tree cutting violation. **Dr. Gerald Parker** motioned to accept the amended site plan. **Dick Isakson** 2nd the motion carried unanimously. **Dick Isakson** motioned to approve the amended site plan **Dr. Gerald Parker** 2nd the motion was carried unanimously.

Subdivision Application-Preliminary Plan Hearing Map 6 Lot 85

Albert and Elizabeth Mayer Lord Hill and Lord Brook Roads- The Mayer’s would like to create a total of 7 lots out of their parcel of land. There would be 4 new driveways and the 1 existing driveway exiting on to Lord Hill Road. The other 3 driveways would exit on to Lord Brook Per Jo Anne, Peter Goewey the Highway Director made no comments about line of site or expressed any concerns about the increase traffic use of the road. Richard Mellor stated that prior to the previous Highway Director leaving, the trees were cleared on the edge of the road and it appeared the town was preparing to widening it. He suggested that we ask Peter Goewey if there are any existing plans for widening the road. Dr.Gerry Parker moved that there be a site visit to the area. Peter Goewey will be asked to accompany the Board on the site walk. The site walk is scheduled for October 6 at 5:00pm

Planned Unit Residential Development-Preliminary Plan Hearing Map 50 Lot 52-2

Robert Van Dyke- Mr. Van Dyke is presenting a preliminary plan for phase 2 of Taggart Meadows proposing the construction of 19 dwelling units. Jo Anne’s opinion is that this plan meets the requirements of a PURD except for 1 lot which does not have frontage. Debra and Jim

Qualey expressed their concern about the consistently increasing traffic as construction at Taggart Meadows continues. The total amount of buildings and dwelling units for phases 1 and 2 are 58 buildings which encompass 80 dwelling units. The issue of a traffic study was discussed by the Board as the last traffic study was done in 1986. Jo Anne reviewed with the Board issues she discussed with the developer.

- Jo Anne asked for septic loading capacity for the highest density.
- Originally, cul-de-sac extended further into the wetlands. To minimize wetland impact the shape was changed from a “hammer head” to the shape of a conventional cul-de-sac.
- Driveway grading is being kept below 8%.
- The cluster of buildings are being brought in closer together to provide a cushion between the buildings and the wetland.
- Need to know the total amount of wetlands impact.
- One well and one septic system serve all the buildings.

Jo Anne asked the Board what they wanted for an emergency turn around. Peter Goewey mentioned that a Teardrop shape is easier than a circle. For plowing purposes, snow can be pushed on to the grass center of the turn around. The Board felt that either circular or teardrop was acceptable but this decision should be discussed with Peter Goewey. Phasing and scheduling is the over all approach to the development. The cul-de-sac will be first and develop the single family lots because they are subject to phasing. He will come in for site plan review for the site development of the townhouses not the building construction. If the plan goes forward the permit for the site plan would be for the driveway, well preparation and septic system preparation not for building construction. Mr. Van Dyke would have to come back again for a separate site plan application for the buildings. The time frame would be within 2005. Fire Chief Rick Donovan expressed concern about water supply and fire protection. Fire protection will need to be provided for the new units when they are constructed. There is the potential for traffic analysis, wetlands permits need to go through BOA and DES. There needs to be a site walk with the Planning Board and Conservation Commission.

Site walk is scheduled for October 19th at 5:00pm

Katie Duffy stated that although this plan is in its preliminary stages the Board is comfortable with Mr. Van Dyke moving forward with applying to the BOA and for his state permits.

Dr. Gerry Parker moved that the conceptual road plan be accepted. James Hoard 2nd the Board unanimously accepted. The conceptual road plan.

James Hoard Motioned to adjourn Robyn Payson 2nd

Meeting Adjourned 9:30pm

NEXT MEETING

September 28, 2004

Respectfully submitted,

Robyn Payson