

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
September 6, 2005**

DATE: September 6, 2005 TYPE: Public Hearing DATE APPROVED: 09/20/05
TIME: 7:00-10:00 PM. James Hoard

CALL TO ORDER, at 7:00 PM

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

APPOINTMENT OF ALTERNATES: Dick Isakson for Dave Tower Keith Halloran for Dr. Parker until his appointment to the Planning Board, then Doug Gutteridge for Dr. Parker Kim McCummings for Roberta Oeser (Us Cellular Minor Site Plan only)

Announcements

Jo Anne Circulated the Announcement of the Fall Planning and Zoning Conference and the Municipal Law Lecture Series. Anyone who wishing to register needs to contact Jo Anne.

MINUTES

Minutes of August 16-Roberta Oeser made a motion to table the approval of the minutes until the next meeting to allow her to read them. James Hoard 2nd: Vote as follows:
James Hoard-Yes Art Fiorelli-Yes Dick Isakson-Yes Keith Halloran-Yes Tom Coneys-No Roberta Oeser-Yes Motion passes to vote on the minutes at the next meeting.

FILLING PERMANENT PLANNING BOARD VACANCY

Roberta Oeser nominated Keith Halloran to fill the open seat on the Planning Board. Art Fiorelli 2nd Vote as follows:
James Hoard-Yes Roberta Oeser –Yes Tom Coneys-Abstain Art Fiorelli-Yes Keith Halloran was appointed to the Planning Board, his term of office ending in March.

PROJECT REVIEW

Taggart Meadows Phase II The Board neglected to request for a bond for the road construction. Jo Anne called Bob VanDyke's office and they were already planning for the bond. Jo Anne was asking for the Board's endorsement to proceed with the process of establishing the bond. Art Fiorelli made a motion to move forward with the process of acquiring the bond Dick Isakson 2nd The motion was passed unanimously

East Monomonac Estates –ATA construction has submitted a Subdivision and Site Plan for 19 units, 13 new parcels on East Monomonoc Rd. Upon first review between Dave Duvernay and Jo Anne, there have been concerns with the project's density as to whether it conformed with the town's PURD regulations and concerns with the fast perk rates on some of the sites. Some are as fast as 2 minutes.

Subdivision regulations suggest that the Board can request additional measures on sites with fast perk rates. Jo Anne said she wasn't comfortable accepting it as a completed plan. She spoke with the project engineers and Andre Aho and suggested to them that this was the type of project that should go out for a full peer review. But since she did not have the authority to do that, she had to bring it to the Planning Board for approval before it could be sent out. Mr. Aho asked that the project be sent out for an estimate.

Jo Anne suggested Normando Associates be the engineering firm because like Taggart Meadows there are wetland issues and it is also a PURD. Art Fiorelli reported that the Conservation Commission would be submitting to the Planning Board a letter requesting the same Water Resource Study that was done in Deerfield. He said that Mr. Aho was amenable to that if it was requested by the Planning Board.

Jo Anne suggested it might make sense to be a part of a separate review. Roberta Oeser suggested that the Water Resource Study wait. Jo Anne stated for the Board's information that the East Monmonac Estates project is scheduled on the agenda for September 20th.

Dick Iskson made a motion to get an estimate for the engineering review for all but the Water Resource Study. Roberta Oeser 2nd the motion was carried unanimously.

Home Depot- The only plan seen thus far has been for the septic system. This has been sent out to Clough Harbor for review. When Jo Anne spoke to the engineer, there were concerns raised about receiving the plans for this project piece by piece. Jo Anne called Deb Deitz from TF Moran to discuss this issue. Jo Anne suggested that the Board of Adjustment, Conservation Commission and the Planning Board could have a joint meeting to begin the review process, as this is allowed by State Statute if the applicant requests this type of review. Both boards would hear the presentation and then adjourn to deliberate separately. This would save the applicant time and ensure that all of the Board's are on the same page. The Board was supportive of this idea.

Voluntary Mergers

Theodore and Beverly Covert's voluntarily merger needed to be re-signed due to typographical errors on the original form. Chairman James Hoard signed the updated merger.

Julie Marshall on Woodmere is merging non-conforming lots. Chairman James Hoard signed the voluntary merger.

NEW BUSINESS

Minor Subdivision

Map 37 Lot 15 Lilly's On The Pond

Olokun Property Enterprises

The application involves Map 37 Lot 15 (3.307 acres) prior to subdivision. The purpose of this plan is to create a separate lot for the "Bradford Building" in the Village District. The applicant has been granted a variance by the Board of Adjustment for the creation of a non-conforming lot. The new lot (15-1) will result in a violation of the dimensional standards by creating a lot of 0.357 acres. In addition, the existing building will be located less than 15' to the new property line ($\pm 7'$). Water and sewer utilities shall be accommodated through an easement with the existing systems serving Lilly's restaurant. Lot 15 will have 2.95 acres remaining. The Bradford building is intended for continued commercial and residential use.

Roberta Oeser made a motion to accept the plan, Keith Halloran 2nd the plan was accepted unanimously. Art Fiorelli made a motion to approve the plan Roberta Oeser-2nd the plan was approved unanimously.

Minor Site Plan

Map 6 Lot 69-1 Cell Tower Replacement

Us Cellular

Roberta Oeser recused herself Kim McCummings appointed alternate in her place

Kenneth Kozyra presented the plan for the replacement of an existing 80' cell tower with a 190' tower in the Rural/Agricultural District. The lease area is approximately 10,000 sq ft and is located in the center of the property (55.7 acres). Access will be through an existing 12' wide gravel access from Jones Drive. The tower will be a self-supporting lattice tower located within a larger footprint and is fenced. The antennas will be relocated from the old tower, existing equipment building, generator and propone tank will remain.

The FAA has reviewed the expansion and finds the project is compliant with its regulations regarding airspace. Frequency data has been submitted, as well as mechanical specifications and photos. Additional area will be made available for co-location of other carriers.

Mr. Kozyra said that a balloon test was scheduled within the next few days but they would be happy to do a second test that the townspeople could view.

David Druin said that the people should have advance notification of the balloon test because an expansion of this magnitude was a significant issue.

Craig Clark –(who has a 120' radio tower himself) said that over time the size of the tower will not be an issue.

Tom Coneys made a motion to schedule a balloon test, which will be noticed for the townspeople to see and ask for public comment. Art Fiorelli 2nd the motion was passed unanimously. The balloon test has been scheduled for October 1st with a rain date of October 2nd. This matter is continued to October 4th.

Robert Oeser resumes her seat

CONTINUANCE

Amended Site Plan

Map 6 Lot 99-6-1 Sonja Drive Office Park

Navian Development Co., LLC.

This hearing was continued to a special meeting Tuesday September 13 at 7:00pm.

Major Site Plan-Continuance

Map 6 Lot 75, Canterbury Square

Robert Van Dyke

Mr. Van Dyke has asked for a 60 Day continuance. He is now scheduled for the hearing of November 15th. His Engineer and representative was agreeable to the date.

WORK SESSION

Jo Anne reviewed changes she made to the Rules of procedure based on what the Board had discussed at the previous meeting. Issues discussed:

- Seating of alternates on a rotating basis
- Giving the Planning Director the authority to request peer review of projects greater than 40, 000sq ft. Tom Coneys didn't feel a threshold was necessary A motion was made to accept under STAFF #2 per corrections by Dick Isakson-Yes Art Fiorelli 2nd Vote as follows: James Hoard-Abstain Art Fiorelli-Yes Dick Isakson-Yes Keith Halloran-Yes Tom Coneys-Abstain Roberta Oeser-Yes

- Adding under Meetings #3 reference to RSA 673:12 Art Fiorelli made the motion for that addition . This motion was amended by Tom Coneys to include adding “**regular members**” to to MEETINGS #2, “Alternates sitting in place of **regular** members.” Dick Isakson 2nd the motion was passed unanimously.
- Changes in bold to AGENDA with the addition of quotes around the language of the RSA. Roberta Oeser made a motion to accept the change Art Fiorelli 2nd the motion was passed unanimously.

A motion was made by Dick Isakson to accept the Rules of Procedure as amended, Art Fiorelli 2nd. Vote as follows. Dick Isakson –Yes Art Fiorelli 2nd Vote as follows: James Hoard-Abstain Art Fiorelli-Yes Dick Isakson-Yes Keith Halloran-Yes Tom Coneys-No Roberta Oeser-Yes The amended Rules of Procedure were accepted.

Update on Speaker Series

September 27-Jeff Porter Southwest Regional Planning -Subdivision Road Standards and Commercial Road Standards.

Randall Arendt-Nov 1st and 2nd

Master Plan

Jo Anne started preliminary discussion on the updating of the Master Plan.

Meeting Adjourned 10:00pm

NEXT MEETING

September 13, 2005

Respectfully submitted,

Robyn Payson