

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
September 7, 2004
MINUTES**

DATE: September 7, 2004 TYPE: Public Hearing DATE APPROVED: 9/21/04

TIME: 7:00-10:00 PM. 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,

MINUTES OF PREVIOUS MEETINGS: , Dr. Gerry Parker moved to accept the minutes from 8/3/04, James Hoard 2nd, so voted. Cheves Walling moved to accept the minutes from of 8/10/04 Arthur Fiorelli 2nd, so voted.

Jo Anne Carr made the following announcements:

- ◆ Jim Jenkins passed away and left his 6 acre property near the center of town to the Harris Center. The Harris Center wants to use it as a Focus Center for Conservation and Education.
- ◆ Workshop-Economic Opportunities In Industry Clusters sponsored by NH Small Business Development Center, Monadnock Business Ventures and South West Regional Planning 7:30 to 9:30 9/15 at the Historical Society in Keene.
- ◆ Municipal Law Lecture Series Basis of Subdivision and Site Plan Review, Land Use Law Update, Municipal Regulation of the Environment

Code Enforcement Correspondence

The Code Enforcement Officer is following up on the following issues;

- **Walmart**-New store manager has been contacted regarding the need for an Amended Site Plan.
- **Les Cypret**-Contacted regarding the need for an Amended Site Plan.
- **598 Associates**-Contacted regarding the need for an Amended Site Plan.

Board of Selectmen

The Board of Selectmen are moving forward with a motion for injunctive relief regarding the extensive tree cutting at the VanDyke subdivision at Taggart Meadows.

Franklin Pierce College

Per Jeff Blezarcyk at DES, all permits are in order but “Re-planting” and “As Built” plans need to be submitted to the town. Jeff Kevan requested additional tree cutting be done to increase access off of Mountain Road. Jo Anne informed Mr. Kevan that additional tree cutting was not appropriate.

Protest Petition

A petition signed by 21 individuals in protest of the Growth Management Ordinance was received at the Town Office today. The matter has been referred to Town Counsel.

Local Resource Protection Priority Map

If anyone is interested in resource protection Jo Anne can show the map and discuss the findings.

NEW BUSINESS

Site Plan Review; Map 7 Lot 27

Massachusetts Audubon, Camp Wildwood

Jeremy Reardon BSC Group in Norwell M.A. presented Phase 1 of the plan to improve Camp Wildwood which included brush clearing and limited tree cutting along the edge of the road as well as and Electrical and Septic System Improvements. During this phase there are no new buildings to be built. Due to financial constraints, there are no plans currently in the works for construction of Phase 2.

James Hoard moved to accept the plan, David Tower 2nd. The plan was accepted unanimously. David Tower moved that the plan be accepted with the following conditions;

1. State Septic approval.
2. Pre-construction meeting with the Town Planner to discuss Sediment Control.

Charles Carroll 2nd the motion. The plan was approved with conditions unanimously.

Mini Site Plan; Map 32 Lot 3

Sharon Esper Barbershop

The Barbershop is located in the back of Steve Knight's florist at 411 Rte 202. It is a 1-chair operation, not requiring any additional parking area. There is going to be gravel spread on an area of grass which is currently in use as parking. The business requires no additional external lighting and sign-age is to be in accordance with the Rindge Sign Ordinance. Hours of the Barbershop will be:

Tuesday and Wednesday	6:00 a.m.-6:00 p.m.
Thursday	6:00 a.m. – 8:00 p.m.
Friday	6:00 a.m. – 6:00 p.m.
Saturday	8:00 a.m. – 2:00 p.m.

The shop is scheduled to open Saturday 9/11.

Charles Carroll made a motion to accept the plan, Dr. Gerald Parker 2nd. The plan was unanimously accepted.

David Tower made a motion to approve the plan with the following condition:

1. The parking area being inspected and approved by the Planning Director.

Arthur Fiorelli 2nd. The plan was approved with the condition unanimously.

Minor Site Plan Map 10 Lot 29-2

Karl Geisler, Monadnock Boat Store

Mr. Geisler is building a 30ft pavilion on the back of the building, to keep the workers out of the weather. The dimensions of the 1500 sq ft canopy are 30'x51'. This will not affect traffic. The existing light will be moved from its current location on the back of the building to the back of the canopy, creating no change in lighting.

Dr. Gerald Parker made a motion to accept the plan James Hoard 2nd. The plan was accepted unanimously.

Charles Carroll made a motion to approve the plan James Hoard 2nd.

The plan was approved unanimously.

Site Plan Review Map 7 Lot 93-1

Christian Outreach Recreation Fields

Bob Hakala is proposing building a softball field, which will eventually be able to be used as a soccer field as well. The field would also be available for the Recreation Department in town to use to help take the pressure off of Wellington Park as a place for holding ball games.

Katie Duffy opened the issue up for discussion by the interested parties present. Donna McElroy, who lives in the neighborhood, expressed her concerns about what has gone on in the past. She showed the Board pictures she took on the church property in May of 2004 depicting trash and debris, cars with numerous bullet holes and described the shooting she has been hearing for 3 years. After talking to Mr. Hakala, the shooting has subsided but has not stopped. Mr. Hakala encouraged her and anyone else who heard shooting to call the police. Mr. Hakala asked Mrs. McElroy if she had taken photos since the clean up had started and she said no. Nancy Cornelius also complained about the shooting and said that the Church was acting beyond what the neighbors had agreed to when the zoning change was agreed to. Mike Cornealius expressed concern that Mr. Hakala was not able to control the goings on, on the property. Karen Baldwin was concerned about more kids being brought on the property by ball fields. Eugene Crowley said that a ball field would not be objectionable, if the property was cleaned up, there was appropriate buffering and the hours were conducive to the neighborhood.

Dan Hannau pointed out that wholesome activities going on, on the property would do a lot for keeping the problems out. Mr. Hakala said he has been in the process of cleaning up the site. The junk cars have been removed and the site is continuing to be cleaned. He stated that "no shooting" signs have been put up. The neighbors contended that they did not see them but Mr. Hakala said that he saw one up before he arrived at the hearing. He will replace them as necessary, but he emphasized he is not allowing shooting on his property. The amount of lead on the property brought up the concern of ground water contamination. Richard Mellor stated that he had seen that there were easily 10 thousand spent bullets on the property. The board decided that it was necessary to rectify the pollution issue before going any further with this project. A site walk was planned for September 21.

Informal Review Map 10 Lot 17

Franklin Pierce College

Ballfields: Jeff Kevan presented 2 sets of plans of the ball fields to the board. One set had the parking lot included, the other did not. The board told Mr. Kevan that Franklin Pierce College needed to take the parking lot off as it was not in the immediate plan to be constructed at this time. There was a question of paving a walkway at the ball fields, but as it came less than 50ft to a wetland at points it was decided it must not be an impervious surface, so it will be gravel. The tree cutting issue off Mountain Rd. was discussed. Jo Anne stated that Mr. Kevan had called the Planning Office asking if cutting for additional access would be permitted and Jo Anne had responded by telling him that would not be appropriate. She then sent him a letter stating the same thing. In spite of that directive the cutting occurred anyway. Mr. Kevan said that they had been approved to clear an entire parking lot and instead, all they had cut was a few trees in order to get some equipment in. The board instructed Mr. Kevan to deliver the up to date set of plans with any changes included to the planning office a week before the September 21 meeting. This will give Jo Anne sufficient time to review the changes so the amended site plan can be voted on at that meeting.

Town House-Mr Kevan asked if the Board wanted to have input on plantings at the Town House Dorms. Jo Anne Carr and Richard Isakson will look at the suggested plantings.

Informal Review Map 6 Lot 99-6-1 and 99-6-2

Navian Development & Ezra Ketola

Chris Asaff of Navian Development showed the board possible easements through his property on Rte 202 and asked for the Board's opinion. The Board did not support the concept of placing a roadway along the length of the wetland in order to access the backland. The wetland impacts would be significant and furthermore, the land presently has no frontage on a public way. The easement to Map 6, lot 99-6-2 was informally approved as it crosses the wetland at the narrowest point thus minimizing impacts.

David Tower Motioned to adjourn Katie Duffy 2nd

Meeting Adjourned 10:00pm

NEXT MEETING

September 21, 2004

Respectfully submitted,

Robyn Payson