

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
January 9, 2007**

**DATE: January 9, 2007    TYPE: Public Hearing    Date Approved 02/06/07**

**TIME: 7:00 PM-11:30 PM. John Vorfeld Acting Chairman**

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**CALL TO ORDER, at 7:00 PM**

**ROLL CALL:** John Vorfeld, Jed Brummer, Deb Sawyer, Keith Halloran, Doug Gutteridge, James Hoard, Dick Isakson, Jo Anne Carr, Judith Griggs, Robyn Payson

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**ALTERNATES Robyn Payson for Art Fiorelli, Keith Halloran for Dave Tower, Doug Gutteridge for Kim McCummings and Dick Isakson for James Hoard until the Olson hearing**

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**Announcements**

John Vorfeld introduced and welcomed new Planning Director Judith Griggs.

**Committee Updates**

**Agricultural Committee**

Did not meet

**CIP**

Did not meet

**Master Plan Steering Committee**

Will meet Tuesday, January 16.

**Master Plan Steering Committee**

Will be meeting Tuesday 1/16/07

**OLD BUSINESS**

**Minutes 12/19/06** Jed Brummer made a motion to approve Deb Sawyer 2<sup>nd</sup> motion carried unanimously.

**NEW BUSINESS**

**Final Plat, Major Subdivision,  
East Monomonac Road Map 3, Lot 72.  
ATA Construction,**

Craig Francisco of Bedford design was present to represent the applicant. Final approval of the preliminary subdivision was received on January 24, 2006. Prior to this final Plat approval, the applicant had to establish a Homeowners Association and record Covenants for the Common Land.

Because of the amount of time between approval of the Preliminary Plan and the filing for the Final Plat, the Vesting and phasing language must be revisited.

For the purposes of vesting, within the first year, the road work must be completed with the exception of the final coat and he must obtain his first building permit. Criteria for substantial completion is for Mr. Aho to maintain the phasing schedule. All of these dates now are coincident with the date of the Final Plat approval.

Jo Anne said that for the purposes of vesting Mr. Aho's phasing schedule needs to be moved adjusted one year to as follows:

Year 2007	4 Single Family Dwellings
Year 2008	4 Single Family Dwellings
Year 2009	4 Single Family Dwellings
Year 2010	2 Single Family Dwellings

This development is subject to the Impact Fee Ordinance.

Dick Isakson made a motion to accept the Final Plat Keith Halloran 2<sup>nd</sup> the motion carried unanimously.

Dick Isakson made a motion to approve with the following conditions:

- Phasing Schedule extended one year
- All conditions stated on Plan review be met.
- Road be completed by 2010

Jed Brummer 2<sup>nd</sup> motion carried unanimously.

**Technical Subdivision  
Bancroft Road, Map 8 Lot 4-1C  
and Map 8 Lot 23.  
Daniel Heon**

(from plan review) This application is for the lot line adjustment between lot 4-1C and lot 23. The area of land to be transferred to lot 4-1C is for the purpose of constructing an addition to the existing home such that the new part of the building does not encroach into the zoning setback for the Residential Agricultural District of 30'.

No changes to the driveway, access, or drainage is proposed. The lot meets current zoning requirements in other aspects.

The applicant requests a waiver to Appendix B Section I A, Perimeter Survey. The lot line adjustment is at the rear of the property and does not affect side setbacks or frontage.

No Abutters were present. Jo Anne recommended approving the waiver of the perimeter survey.

Jed Brummer made a motion to grant the perimeter survey waiver. Doug Gutteridge 2<sup>nd</sup> waiver granted unanimously.

Dick Isakson made a motion to accept the plan Doug Gutteridge 2<sup>nd</sup> the plan was accepted unanimously.

Jed Brummer made a motion to approve the plan Keith Halloan 2<sup>nd</sup> the plan was approved unanimously.

**James Hoard joins the meeting Dick Isakson steps down as alternate**

**Technical Subdivision,  
Map 34 Lot 39 & 40 and Map 7 Lot 55  
Red Gate Lane  
Nate Olson Family Trust,**

(From Plan Review) This proposal is for a 2 lot line adjustments which do not result in the creation of new building lots.

Map 7 Lot 55 currently has 34.57 acres; Map 34 Lot 39 has currently has .46 acres and Map 34 Lot 40 currently has .46 acres. Total acreage is 35.49 acres.

After the technical, Map 7, Lot 55 will have 18.029 acres (and include the former map 34 lot 40), Map 34 Lot 39 will have 17.460 acres (and include the former lot map 34 lot 39).

Each of these lots front on Red Gate Lane and on Sawyer Road, private roads. Pre-existing lots of record are allowed one single family dwelling. Development on a private or a class 6 road requires the developer obtain a road waiver.

Upon review of the plan it was determined that following the lot line adjustment, lot 39 would have less frontage and become more non-conforming which Zoning does not allow.

Following discussion Mr. Olson decided to adjust the lot line to keep the frontage of lot 39 the same and use an easement for driveway location.

Abutter's present expressed concern that there could be further Subdivision of the land on Red Gate lane. They were told under current Zoning, it is not possible.

Other concerns expressed by abutters were damage to the dirt road by heavy equipment, tree cutting and where the new houses will be located. Gary Sawtell also said that he was concerned about any drainage problems that new building may cause that would direct run-off into the lake.

Doug Gutteridge made a motion to accept the plan Jed Brummer 2<sup>nd</sup> the plan was accepted unanimously.

Doug Gutteridge made a motion to approve the technical subdivision with the condition that frontage of the original lot 39 be left the same and the plan be updated to show this as well as the proposed driveway. Jed Brummer 2<sup>nd</sup> the plan was approved unanimously.

**James Hoard made a motion to adjourn Deb Sawyer 2<sup>nd</sup>**

**Meeting Adjourned 8:30 pm**

**NEXT MEETING**

**January 16, 2007**

Respectfully submitted,

Robyn Payson