

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
March 6, 2007**

DATE: March 6, 2007 TYPE: Public Hearing Date Approved 03/20/07

TIME: 7:00 PM-11:30 PM. Kim McCummings Chair

CALL TO ORDER, at 7:00 PM

ROLL CALL: Kim McCummings, John Vorfeld, David Tower, Keith Halloran, Jed Brummer, Art Fiorelli, James Hoard, Doug Gutteridge, Dick Isakson, Deb Sawyer, Judith Griggs, Robyn Payson

ALTERNATES None Appointed

Announcements

The Office of Energy and Planning is holding their yearly Planning and Zoning Conference Saturday, April 28th at the Radisson Hotel, Center of New Hampshire in Manchester, NH. Registration information will be passed on to the Board when it becomes available.

Committee Updates

Economic Development Committee-Dave Tower reporting.

Goals for the year following town meeting include:

- Proposing amendments to the Sign Ordinance.
- Writing the Economic Development Chapter of the Master Plan.

The Economic Development Committee intends to invite local businesses to Public Hearings and have focus groups similar to what was used to gather input for the Future Land Use Chapter, to gain input for the Economic Development Chapter. This will also result in a more accurate list of the businesses currently in town.

Telecommunication Committee-Art Fiorelli reporting.

Granite Connection has been meeting with the committee and proposing locations for antennas which will allow for broadband access in town. They are presenting an overview this evening.

Master Plan Steering Committee-John Vorfeld reporting

The Master Plan Steering Committee will begin meeting again some time after Town Meeting.

Franklin Pierce College

Deb Sawyer said she spoke with Franklin Pierce College Provost Mike Bell who expressed interest in scheduling a meeting with the Planning Board after Town Meeting.

OLD BUSINESS

Review minutes from February 22nd, 2007 Jed Brummer made a motion to approve Art Fiorelli seconded the motion, the motion was unanimously approved.

NEW BUSINESS

Peter De Nutt of Granite Connections made an informal presentation about delivering broadband internet coverage to the Town of Rindge by placing antennas and flat panel transmitters at three base locations around town.

- The Meeting House

- The Bell Tower at Cathedral of the Pines
- Tim Halliday's barn on Hubbard Hill

At the Meeting House and the Cathedral of the Pines the antennas will be hidden inside structures and the panels will be mounted strategically so as not to be intrusive. The antenna to be placed on Tim Halliday's barn is proposed to be approximately eight to nine feet in height.

John Vorfeld asked if there was any information available about any health issues associated with radio wave's that the company would provide.

Mr. De Nutt said that the radio waves are safe and that there are no more radio waves emitted than a 900mghz house telephone.

John said that there will be questions and concerns from the public and the town would like to have information to give the public.

Mr. De Nutt said he would be able to provide some information to give the public.

Art Fiorelli asked if there will be any site plan review necessary, as the transmission units are all smaller than a typical satellite dish already being installed in town without a site plan.

Judith Griggs suggested since the Planning Board now knows what the equipment looks like, a letter accompanied by a map should be sufficient.

Granite Connections is anticipating five hundred customers at this point, if it appears there will be more, another base station can be added.

PUBLIC HEARING

Multer and Goodspeed Multer Continuation of Public Hearing

Kim read the letter from the office of Tower, Crocker and Mullins requesting a continuance to allow Carl Hagstrom additional time to provide the requested information. The applicant is requesting to be placed on the agenda of the meeting of April 10, 2007.

James Hoard made a motion to grant the continuance; Art Fiorelli seconded, the motion carried unanimously.

Minor subdivision

Map 11, Lot 5

Libby Hamilton

Attorney Silas Little submitted a letter from Libby Hamilton stating that he was representing her in this hearing.

Judith reviewed this Minor Subdivision as per her plan narrative distributed to the Planning Board. She explained that one of the lots Lot 5-1-1 has a second lot number Lot 5-1-1-A, located at the rear of the parcel past the old lot line. This area designated as Lot 5-1-1-A has acreage and square footage noted and has the appearance of an additional lot. Judith requested Ms Hamilton have the plan revised to remove the additional parcel number prior to the hearing. No new plan was received by the Planning

Office. Because of the inadequate application with regard to Lot 5-1-1-A, it was recommended by the Planning Director to the Planning Board that the application be denied.

Art Fiorelli asked why the Hamilton's would want to name part of a lot with a separate lot number.

Attorney Little said that it is a means of showing the acres being annexed to one of the lots and he said that the notes make it clear that 5-1-1-A is not a separate lot.

Art Fiorelli said that he understood that this was a two-lot subdivision, the problem was labeling the parcel 5-1-1-A because it is not a separate parcel or a separate building lot it has no frontage it is not a lot. All that needs to be done is the parcel number 5-1-1-A needs to be removed from the plan.

Judith said that was what she asked for ten days before the meeting.

Attorney Little said that this was a matter of graphic style not substance, the notations made it clear that 5-1-1-A was not a separate parcel.

Art Fiorelli said it was not a matter of graphic style it was a matter of twenty years from now someone believing that is a legal building lot and he did not understand why someone would object to taking off the number.

Attorney Little said he would do that and present a mylar without 5-1-1-A notated on it.

John Vorfeld said the Board has a right to request making something clearer. He also pointed out that there have been many examples of parcels being confused as lots of record.

Dick Isakson asked Judith what was missing from the plan

Judith said the plan needed:

- Vegetation lines
- Intermittent streams.
- Steep slopes
- Note on the plan of Technical Subdivision

Lot numbers for this Subdivision will be no 5-1-1-A

5-1

5-1-1

5-1-2

James Hoard made a motion to accept the plan, Dave Tower seconded, the plan was accepted unanimously.

Judy Unger Clark-Noted that there was already an access in one location and questioned why another driveway was shown in the same general area, especially when the area it is shown in is wet. She asked what constitutes a lane.

Attorney Little said the lane is shown on the plan because the survey shows what exists on the property. The driveway was noted to show an access point but will not necessarily be used as an access point. A driveway access would have to follow Driveway regulations.

Evie Goodspeed asked if there is an existing partial break in a stone wall, could it be broken in spite of the Scenic Road Ordinance. There was a review of RSA 231:58 “The Scenic Road Statute”.

Attorney Little said that the Scenic Road Statute does not apply to the owner it applies to the Town ‘s acts along abutting frontage. The land owner does not need permission to break the wall.

James Hoard made a motion to approve the plan with the following conditions:

- Clarification of vegetation lines
- Lot Numbers as designated
- Intermittent streams noted on the GIS map
- Steep Slopes
- Note on the plan the Technical Subdivision

John Vorfeld seconded, the plan was approved unanimously.

Minor Subdivision
Map 12, Lot 3-6-4
Rhoades

Judith presented Minor Subdivision as per her project narrative

DPW Director Robert Forrest has visited the site and determined that the road needs improvements. The Road Committee wants to meet with Tim Traffie to discuss the improvements necessary for development on the road.

Abutter John Powers said that Annette Road is not a Class V Road it is a Class VI road. He stated that he had to sign a Class VI road waiver and his children cannot be picked up by the school bus at his home.

Information is complete on the plan. There is no reason not to approve the plan provided that Mr. Traffie cooperates with the Road Committee.

John Vorfeld asked Judith if she had received any feedback from the Conservation Commission regarding this project. Judith said she had spoken with Richard Mellor and the Conservation Commission’s position was that they knew what was going up on Annette Road and wanted to know how it came out. But they have no stipulations at this time.

Dick Isakson asked if it was a Class V or a Class VI road.

Dave Tower said that previous road agents have considered this road a Class VI road and it needs further research before moving forward. Art Fiorelli said that he wanted to see written record that documents when this became a Class V road. Dave Tower suggested the application be continued until the status of that road is determined.

Tim Traffie said that he would not have pursued the Subdivision had he not been assured that the road was a class five. He said that he has no problem with the town investigating the road. The road is plowed by the Town of New Ipswich.

Dave Tower said that two towns may have maintenance agreements for some of each others roads but the only body that can classify a road is the town that the road is in.

John Vorfeld made a motion to accept the application as it is and investigate the road classification. James Hoard seconded, the Motion carried with Dave Tower voting no.

This application is continued until the board has verification in writing that this is an accepted Class V road.

Hearing is continued to April 10th 7:30pm.

WORK MEETING

Sign Off -Master Plan

The sign off page for the completed Master Plan Chapters was circulated and signed by the Board members.

Protest Petition

A petition in protest of the Gateway District was received at the Town Office. These parcels will be reviewed to ensure that the petition is legal.

John Vorfeld made a motion to research the validity of the petition, Art Fiorelli seconded, motion carried with Deb Sawyer abstaining.

Executive Session

Jed Brummer made a motion to enter into executive session, Art Fiorelli seconded, the board moved into executive session at 9:40pm.

The Planning Board emerged from Executive Session at 11:30

James Hoard took the opportunity to say that it was a pleasure serving on the Planning Board with everyone.

The Board then took the opportunity to thank Art Fiorelli for all of his hard work over the years.

Deb Sawyer made a motion to adjourn James Hoard, seconded.

Meeting Adjourned 11:30pm.

NEXT MEETING

March 20, 2007

Respectfully submitted,
Robyn Payson