

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
October 2, 2007**

DATE: October 2, 2007 TYPE: Public Hearing DATE APPROVED: 11/6/07
TIME: 7:00 PM-8:30 PM CHAIR Kim McCummings
CALL TO ORDER, at 7:00 PM
ROLL CALL MEMBERS: Kim McCummings, Deb Sawyer, James Hoard, Roberta Oeser
ROLL CALL ALTERNATES: Keith Halloran, Art Fiorelli, Doug Gutteridge Dick Isakson
EX OFFICIO Patricia Lang Barry
PLANNING DIRECTOR Jane Pitt
PLANNING ASSISTANT: Robyn Payson

Kim McCummings opened the meeting at 7:00pm.

Announcements

Jane Pitt announced the workshop, “New Urbanism for Small New England Towns” to be held Saturday October 27, at Reynolds Hall in Peterborough.

Committee Updates

Dick Isakson announced that the senior housing committee received the grant they had applied for and were going forward with the feasibility study. South West Regional Planning is administering the grant and committee is looking for volunteers and donations.

The Sign Committee will be holding a meeting Thursday October 4, in the Selectmen’s Meeting Room at 8:30am.

Kim McCummings reminded the board that drafts of ordinance changes were due at the October 16 Work Meeting.

OLD BUSINESS

Minutes September 4, 2007- Roberta Oeser made a motion to table the minutes, James Hoard seconded the motion. The motion carried unanimously.

Minutes September 16, 2007-Roberta Oeser made a motion to approve the minutes, Pat Barry seconded the motion. The motion carried unanimously.

Major Site Plan-Plan Signing and discussion of Construction Monitoring Costs

Map 50 Lot 52-2-8 White Tail Run

Robert Van Dyke

Mr. Van Dyke appeared before the board for clarification of the Conditions of Approval of his 12-unit project on White Tail Run. Following discussion and a review of the conditions via replay of the meeting tape, Mr. Van Dyke agreed to fulfill the conditions of approval and to the construction monitoring cost by Clough Harbor.

Roberta Oeser made a motion that the plan for Map 50 Lot 52-2-8 White Tail Run be signed but not released until the Planning Office receives the bond that is negotiated by the road agent and the escrow account is set up. Keith Halloran seconded the motion, then asked if the bond would

cover the “loop” which is a roadway. Kim, Art and Dick Isakson said it would but each driveway is individual.

Kim McCummings expressed a concern about signing the plan before conditions were met. Art said that there could be a motion by the Planning Board to authorize the Chair to sign the plan when the conditions have been met which would not require the applicant to re-appear before the Board.

Roberta modified her motion to state that as soon as the Planning office receives the performance bond for the street work and the utilities and the escrow account is set up that the chair may sign the plan. Keith seconded the motion.

Art pointed out that the Home Owners Association and that the NPDES permit were also necessary. Jane said that if the four bullets were used from the Plan Review it would be sufficient. Kim asked if the homeowner’s documents were subsequent or are they considered precedent? It was said that property cannot be conveyed without the homeowner’s documents being set up. Kim said the conditional approval was for the items mentioned but we also expect the homeowner’s documents to be set up. Art said that according to Mr. Van Dyke the Homeowner’s agreement was essentially complete so it should be part of the conditions in order for everything to be in the office at once.

Roberta said she thought there were other controls, and that he can’t go forward without them. He can start construction without the homeowners documents, he can’t sell anything he can’t advertize he can’t do anything until they are filed.

Bob said that the decision is already recorded.

Jane said that the purpose of the review is that Town Counsel is to be sure there are certain things in the documents that may not be in there otherwise. She thought the purpose of holding the plan until we got the document is so we can confirm with Town Counsel that we got what she wanted as opposed to a declaration that does not protect the Town’s interest.

Dick Isakson said he wanted to amend the motion to include the four bullets.

- Performance Guaranty pursuant to RSA 674:36 (III) for the completion of the street work, and utilities including drainage.
- Escrow account for construction oversight.
- NPDES Notice of Construction, if applicable.
- Articles of Incorporation and Bylaws of the Homeowners’ Association as reviewed and approved by Town Counsel.

Keith seconded it. Roberta said she withdrew her first motion and Keith withdrew his second from Roberta’s motion.

The amended motion carried unanimously.

Minor Site Plan

Map 3 Lot 4-7 Dolly Ln. and Route 202

Tim Halliday

Mr Halliday requested a continuance to November 6nd Roberta Oeser made a motion in favor of the continuance Deb Sawyer seconded the motion. The motion carried with Keith Halloran abstaining.

NEW BUSINESS

Final Plat

Map 11 Lots 36-1 & 36-2 Cathedral Rd.

Phillip Stenersen

Sitting on this case: Kim McCummings, Deb Sawyer, James Hoard, Roberta Oeser, Pat Barry, Keith Halloran for Dave Tower Dick Isakson for John Vorfeld

Kirk Stenersen of Higher Design presented the final plat which included improvements to the drainage plan. The Stenersen's also agreed intend to make improvements to the Sands Property, which abuts the development. Abutter Cindy Sands stated that she was pleased with the efforts by the applicant and the outcome.

James Hoard made a motion to accept the amended sheet 9 of the plan which is now revision C, and with an addendum to the drainage report dated September 21, 2007 Dick Isakson seconded. The motion carried unanimously.

Dick Isakson made a motion to approve the Final Plat Pat Barry seconded the motion. The motion carried unanimously.

Dick Isakson made a motion to rescind his motion to approve the Final Plat Pat Barry rescinded her second. The motion carried with one "No" Vote by James Hoard.

Dick Isakson made a motion to approve the Final Platt subject to the following conditions:

1. Performance Bond
2. Escrow account for construction monitoring
3. Home owner association documents

As soon as all of these conditions are met, the final plat will be signed and registered. Pat Barry seconded the motion. The motion carried unanimously.

Technical Subdivision

Map 3 Lot 67 Map 3 Lot 73 Bush Hill Rd.

Amy Sandback

Sitting on this case: Kim McCummings, Deb Sawyer, James Hoard, Roberta Oeser, Pat Barry, Keith Halloran for Dave Tower Dick Isakson for John Vorfeld

Art Fiorelli stated that he would recuse himself, and sat in the audience. He stated that he had seen this plan for the first time today but he had discussed with Amy Sandback her intention to donate the land and place it in a Conservation Easement

Dick Drew reviewed the plan to 4 create minimum frontage for Lot 73 on East Monomonac Road. Mrs. Sandback plans to convey to the Monadnock Conservancy a conservation easement covering Lot 73 except for an area on the lot for a future house site.

James Hoard made a motion to accept the application. Pat Barry seconded the motion. The motion carried unanimously.

James Hoard made a motion to approve the application. Keith Halloran seconded the motion. The motion carried unanimously.

WORK MEETING

Work meeting - update of rules of procedure

Robyn handed out to the board members a memo stating that she had spoken with attorney Christine Filmore of the Local Government Center regarding the appropriateness of adding submission guidelines to the Rules of Procedure. Her response was that as the Rules of Procedure demonstrate how the Planning Board does business, Submission guidelines were an appropriate addition.

Dick Isakson made a motion to approve the amended Rules of Procedure. Pat Barry seconded the motion. The motion carried with Roberta Oeser abstaining and James Hoard voting No.

Meeting Adjourned 8:30pm

NEXT MEETING

October 16, 2007

Respectfully submitted,

Robyn Payson