

**RINDGE PLANNING BOARD  
PLANNING BOARD MEETING  
Public Meeting  
Selectmen's Meeting Room @ Town Office  
October 4, 2016  
7:00 PM**

Pledge of Allegiance

**Call to order and Roll Call by the Chairperson**

**Appointment of alternates, if necessary**

**Announcements**

**Approval of Minutes**

1. September 20, 2016

**Old Business/Continued Public Hearings**

**New Business/ Public Hearings**

1. CONSIDERATION OF an application for a Technical Subdivision submitted by Brian Couture. The properties are located at Tax Map 4, Lot 13; Tax Map 4, Lot 57 on Maplewood Drive and Weatherbee Hill Road. The applicant is seeking approval for a lot line adjustment. The properties are in the Residential-Agricultural District.

**Reports of Officers and Subcommittees**

1. DISCUSSION:
  - a. Master Plan
  - b. Tree Buffers
  - c. Zoning Amendments
    1. ADU Changes proposed

**Planning Office Report**

1. BOARD DISCUSSION: Phil Stenersen Conceptual re: Authority, Map 11 Lots 36-1 and 36-2 inclusive.

**Other Business that may come before the Board**

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**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
September 20, 2016**

**DATE: September 20, 2016 TYPE: Work Meeting APPROVED:**

**TIME: 7:00 pm**

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

**ROLL CALL MEMBERS:** Phil Simeone, Bruce Donati, Sam Bouchie, Jason Paolino, Charlie Eicher

**ROLL CALL ALTERNATES:** Holly Koski, Cheves Walling

**ABSENT:** Jonah Ketola

**EX OFFICIO:** Bob Hamilton

**PLANNING DIRECTOR (Interim):** Kirk Stenersen

**APPOINTMENT OF ALTERNATES:** Cheves Walling for Jonah Ketola

**OTHERS PRESENT:** Kelen Geiger, Roniele Hamilton, Jan Griska, Phil Stenersen

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**Call to order and Roll Call by the Chairperson**

**Appointment of alternates, if necessary**

**Announcements**

Bruce Donati said that the Farmer's Market is open for the next three Thursdays. October 6<sup>th</sup> is the last day. They hope to have something around Thanksgiving or Christmas but details are still being worked out.

Phil Simeone said that the Rindge Conservation Commission is holding a Water Testing Seminar at the Meeting House on September 22, 2016 at 6:30PM. Water testing kits will be available to those who would like to have their water tested.

Rindge Women's Club Harvest Fair will take place Saturday, October 8<sup>th</sup> from 9AM to 2PM at the Rindge Memorial School.

**Approval of Minutes**

1. September 6, 2016

MOTION: Jason Paolino moved to accept the minutes as written. Sam Bouchie seconded. Vote: 7-0-0

**New Business/ Public Hearings**

**1. CONCEPTUAL CONSULTATION: Phil Stenersen – East View Estates Common Land. (Map 11, Lot 36-1,)**

Phil Stenersen said that down the back of the common land at East View Estates, there is a 50 foot buffer around the PURD. There is a small field that he would like to expand. Mr. Stenersen said the

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intent of the buffer is to protect the neighbors and the neighbor here is the Annet State Forest. As both uses are recreational, he is looking for permission to do some cutting to extend the field. Mr. Stenersen said he would be cutting approximately 250 feet or just over ¼ acre. Bruce Donati asked if Mr. Stenersen was concerned that hikers from Annet State Forest would come onto his land. Mr. Stenersen said he is not.

Board members discussed Mr. Stenersen's request. Jason Paolino said he has no problem with this as long as the Board is authorized to do it. Chairman Phil Simeone said he thinks the Planning Board needs to clarify if they have the authority to allow this at this time. He asked Mr. Stenersen to allow them 2 weeks to research his request.

**Blasting and Heavy Construction Activities Regulations-Reviews from other Boards and Departments.**

The Board members reviewed the suggested changes provided by other departments and reworded parts of the document as a result of that review. Jason Paolino and Jan Griska agreed to create a checklist to be provided with this document.

**Subcommittees for possible Zoning Changes.**

Planning Director Kirk Stenersen provided the Board with a list of possible items to be reviewed via subcommittees for placement on the Town Warrant in March. The list is as follows:

Review:

- Tree Buffers within the Town of Rindge
- Clean up where appeals of each ordinance or regulation go to – Get Gary Kinyon's Opinion

Ordinances:

- Zoning Ordinance
  - Revisit back lots?
  - Allowances for Home Day Cares and / or Day Cares in Residential and Res – Ag Districts
  - A definition for construction trailers (see Dave Duvernay e-mail)
  - Remove site assessment report requirement? (see Dave Duvernay e-mail) – Kirk needs to look into this
  - Change zoning line due to Seppala Technical Subdivision – talk to Doug first
- Sign Ordinance
  - Reduce size and restrictions?
  - Sign size based on speed limit / district?
  - Sign sizes in business / commercial districts?
  - Better define temporary signs
  - Allow streamers, moving signs, etc.?
  - Content Neutral case law – see memo from Code Enforcement
  - Need input from business community, limit vision pollution and can be approved by the town.
- Wetlands Ordinance
  - Match state requirements?
  - 100' setback to wetlands for septic systems -- get rid of pre-approval town?
  - Restriction on pervious driveways / roads for wetlands crossings (see e-mail from David Drouin)
- Impact Fee Ordinance
  - Does it make sense to charge more for building permit fees for commercial and eliminate the ordinance
  - Seems to be causing a lot of issues

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- Unfair taxation
- School Enrollment is decreasing – what is the impact
- Remove the Code Officer from Section H, Appeals (see Dave Duvernay e-mail)
- Add impact fee for pipelines???
- Phased Development Ordinance
  - Is it still applicable – See Section 5 of the Ordinance
  - Double dipping if applying both Impact Fee and Phasing?
- Accessory Dwelling Unit Ordinance
  - Per the latest Senate Bill 146, “The ordinance may establish size limits for ADU’s, but it may not limit the ADU to less than 750 square feet.”
- Alternative Energy Ordinance(s)
  - Large Wind Energy (long term project)
    - What towns have ordinances – 94/234
    - What does the state have and when do they get involved ->100 MW
    - Do we need one?
  - Solar Energy (long term project)

Regulation Updates:

- Adopt the Blasting and Heavy Construction Activities Regulation
- Site Plan Regulations
  - Complete overhaul to make a stand alone document
  - % lot coverage requirements
  - Major vs. minor site plan requirements
  - Drainage design calculation requirements to match subdivision regulations
- Planned Unit Residential Development Regulation
  - Clarify the purpose of PURD’s and common land, buffers, etc.
  - Add a definition for frontage

Charlie Eicher said this was a rather extensive list and asked if Kirk Stenersen had any that he felt were of higher priority for the Board to consider. Planning Director Kirk Stenersen said that this list is a compilation of items that have come up over many years. Mr. Stenersen said it is up to the Planning Board to decide which items are of highest priority to them. The ADU ordinance has to be changed due to the State Senate bill that was passed this year.

Chairman Phil Simeone said he would like to speak with Jonah Ketola about adding members to the Buffer Subcommittee. Kelen Geiger said that she has spoken with Jonah and will be joining that subcommittee.

Site Plan Review Subcommittee: Bruce, Phil, Holly, Cheves and Jason volunteered to serve.

Bob Hamilton brought up a question about the definition of ‘rolling stock’ as used in the Sign Ordinance. The Board discussed the difference between advertising on trucks and ‘rolling stock’ used to defeat the purpose of the Sign Ordinance.

Chairman Phil Simeone and Planning Director Kirk Stenersen asked Planning Board members to take home the list provided above and prioritize what items they feel should be worked on this year.

**Reports from Subcommittees:**

Master Plan Subcommittee will be meeting on Thursday of this week at 5PM.

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**Other Business**

Holly Koski asked if public notices could be sent to Planning Board members when sent to the newspaper.

Adjourned 8:37 PM  
Respectfully submitted,  
Susan Hoyland  
Planning Secretary

DRAFT



**OFFICE OF THE PLANNING BOARD**  
**30 PAYSON HILL ROAD, PO BOX 163**  
**RINDGE NH 03461**  
**PH. (603) 899-5181 FAX (603) 899-2101 TDD 1-800-735-2964**

**Memorandum for Record**

To: Planning Board  
From: Susan Hoyland, Planning Secretary  
Date: September 13, 2016  
RE: Technical Subdivision – Lot Line Adjustment  
Map 4 Lot 13 and Map 4 Lot 57

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***Background Information:***

- 1) Kirk L. Stenersen, Higher Design PLLC, on behalf of Brian Couture has submitted for approval of a Technical Subdivision / Lot Line Adjustment of Tax Map 4 Lot 13 and Tax Map 4 Lot 57.
- 2) The applicant has requested a waiver from the Subdivision Regulations section V.1.A.2.b “Boundaries and area of the entire parcel being subdivided”. The subject parcels, Map 4 Lot 13 and Map 4 Lot 57 are currently 136.46 acres and 9.51 acres respectively. The applicant is requesting a waiver from showing the boundary for Map 4 Lot 13 as the parcel is very large. There is a house on Map 4 Lot 13. The existing house, well and septic on Tax Map 4, Lot 13 are all to the north side of Maplewood Drive. The boundary for Map 4 Lot 57 is shown on the Lot Line Adjustment Plat.
- 3) The applicant has provided the Planning Board with the information necessary to make an informed decision on the application.

***Proposed Motion: “I move to accept the Technical Subdivision application for Tax Map 4 Lot 13 and Tax Map 4 Lot 57 as substantially complete and grant the waiver request as presented.”***

***Regarding the Application:***

- 1) The proposed technical subdivision is located in the Residential-Agricultural District.
- 2) The proposed technical subdivision is located on Weatherbee Hill Road (Class VI road) and Maplewood Drive (Class VI road).
- 3) Currently, Map 4, Lot 13 is 136.46 acres and after adjustment will be 54.92 acres. Map 4 Lot 57 is currently 9.51 acres and after adjustment will be 91.05 acres.

***Suggestion:***

Approval of this Technical Subdivision subject to the following conditions:

- 1) Monumentation (iron pins) shall be set at the new lot corners as required.
- 2) All applicable governmental permits shall be obtained.
- 3) Prior, during and after recording of the decision, the applicant shall be made aware that any conditions placed on this subdivision plan through other governmental or permitting agencies are hereby included in this approval.
- 4) Approval by the Town of Rindge Planning Board in and of itself does not effectuate a change in lot line location. This approval recognizes that the lot configurations proposed are in conformance with the Town of Rindge Ordinances and Regulations or are otherwise accepted with non-conformances. The change in lot line location does not occur until such time as a deed transferring the parcel "A" is recorded at the Cheshire County Registry of Deeds. A copy of the recorded deed must be submitted to the Town of Rindge Assessing Office.

***Proposed Motion: "I move to grant approval of this Technical Subdivision of Tax Map 4 Lot 13 and Tax Map 4 Lot 57 as presented with the 4 aforementioned conditions"***

## Possible Zoning Changes for March 2017 and Regulations Updates:

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