

**RINDGE PLANNING BOARD
PLANNING BOARD MEETING
Public Hearing
Selectmen's Meeting Room @ Town Office
October 18, 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. October 4, 2016

Old Business/Continued Public Hearings

New Business/ Public Hearings

1. Public hearing requested by Eversource Energy, 13 Legends Drive, Hooksett, NH 03106, for the purpose of the trimming and removal of trees on Fitzgerald Road, a scenic road.

Reports of Officers and Subcommittees

1. Zoning Amendment discussion
2. Site Plan Regulations for Blasting and Heavy Construction Activities
3. Economic Development Task Force

Planning Office Report

1. Budget

Other Business that may come before the Board

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
October 4, 2016**

DATE: October 4, 2016 **TYPE:** Public Hearing **APPROVED:**
TIME: 7:00 pm
CALL TO ORDER: 7:00 PM
ROLL CALL MEMBERS: , Jonah Ketola, Jason Paolino, Charlie Eicher
ROLL CALL ALTERNATES: Cheves Walling
ABSENT: Phil Simeone, Bruce Donati, Holly Koski, Sam Bouchie
EX OFFICIO: Bob Hamilton
PLANNING DIRECTOR: Kirk Stenersen
APPOINTMENT OF ALTERNATES: Cheves Walling for Phil Simeone
OTHERS PRESENT: Kelen Geiger, Roniele Hamilton, Larry Cleveland, Paul Harvey

Motion: Charlie Eicher moved to appoint Jonah Ketola to chair the meeting. Jason Paolino seconded the motion. **Vote: 5-0-0**

Pledge of Allegiance

Call to order and Roll Call by the Chairperson

Jonah Ketola appointed Cheves Walling to sit for Phil Simeone.

Approval of Minutes

1. September 20, 2016

Motion: Charlie Eicher moved to approve the minutes of September 20, 2016 as written. Jason Paolino seconded. **Vote: 4-0-1** Jonah Ketola abstained

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.

Kirk Stenersen recused as planning director to present this case on behalf of Brian Couture.

Kirk Stenersen, Higher Design, PLLC, presented the proposed technical subdivision (lot line adjustment) on behalf of Brian Couture. The proposed technical subdivision is located in the Residential-Agricultural District on Weatherbee Hill Road (Class VI road) and Maplewood Drive (Class VI road). 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. The proposal is to transfer everything south of Maplewood Drive from Lot 13 to Lot 57. There is an existing house on Lot 13 and Lot 57 is a vacant lot.

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JK, JP, CE, BH, CW, KS

If approved , Lot 13 (the house parcel) would have 1860 feet of frontage on Maplewood Drive and Lot 57 (the vacant parcel) would have 923.37 feet of frontage on Weatherbee Hill Road and 2993.44 feet of frontage on Maplewood Drive.

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.

MOTION: Jason Paolino moved to accept the Technical Subdivision application as substantially complete and grant the waiver request as presented. Bob Hamilton seconded the motion. **Vote: 5-0-0**

Board members reviewed the plans provided.

Paul Harvey, an abutter at 134 Old Ashburnham Road wanted to get a general idea of what this breaking up of the land is. He said he would call Mr. Couture but was interested in what the Board knew. He said there was a large area that had been clear cut. Larry Cleveland said that that large area was Toah Nipi property, not Mr. Couture’s.

MOTION: Jason Paolino moved to grant approval with three conditions. Cheves Walling seconded the motion. **Vote: 5-0-0**

- 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.

Reports of Officers and Subcommittees

1. DISCUSSION:

- a. Master Plan Subcommittee has met once and will meet again on October 20, 2016 at 5:00 PM
- b. Tree Buffers
 - i. Jonah Ketola said he was hoping to discuss the meeting schedule with Sam Bouchie this evening.

Zoning Amendments

Accessory Dwelling Unit (ADU) changes proposed

Planning Director Kirk Stenersen said that the state has made changes to the ADU requirements and the Town of Rindge needs to modify their ordinance to be in compliance with these changes.

To amend the Accessory Dwelling Unit Ordinance by revising the 4th bullet under the “Requirements/Limitations” section as follows:

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JK, JP, CE, BH, CW, KS

"An ADU shall only be permitted in a principal dwelling unit in which the owner of record of the property will personally reside in the principal dwelling unit or the ADU; except for bona fide temporary absences."

Planning Director Kirk Stenersen said that the state now allows for a minimum size of 750 sf for an ADU. Our ordinance is out of compliance with that. Planning Director Kirk Stenersen is proposing the following:

"The gross living area of an ADU shall not be less than 300 square feet or shall not be greater than one third (33.3%) of the total floor area of the principal dwelling or 750 square feet, whichever is larger."

After some discussion, Board members asked that this be reworded. Planning Director Kirk Stenersen revised the wording as follows:

"The gross living area of an ADU shall not be less than 300 square feet, or shall not be greater than 750 sf, for principal dwelling units less than 2250 sf, or shall not be greater than one third (33.3%) of the total floor area of the principal dwelling unit for principal dwelling units 2250 square feet or greater.

Planning Director Kirk Stenersen said that the Planning Office would like to re-number the ADU Ordinance to be consistent with the way other ordinances are numbered so that the reference to these changes can be made clearer (rather than saying, "the fourth bullet")

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| <p>1. BOARD DISCUSSION: Phil Stenersen Conceptual re: Authority, Map 11 Lots 36-1 and 36-2 inclusive.</p> |
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Based on a discussion between Susan Hoyland, Planning Secretary and Joe Byk, Town Administrator, it was determined that a minor Site Plan application would be required.

Other Business that may come before the Board

Planning Director Kirk Stenersen asked if Board members had made a list of what possible Zoning changes they would be interested in working on this year.

Charlie Eicher said he would like to clean up the Appeals language; Wetlands setbacks, Phased Development Ordinance, ADU.

Jonah Ketola asked Kirk Stenersen to explain the difference between the State Wetlands setbacks and the Town of Rindge Wetland setbacks. Kirk Stenersen said that the Town setback is 100 feet from septic to wetlands; the state setback is 75 feet. This means that the Engineer must get Town approval prior to submitting a request for state approval.

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Bob Hamilton said he would prefer to discuss these possible changes when a full Board was present. He is interested in a discussion about Impact Fees.

Planning Director Kirk Stenersen said that he had spoken with Bruce Donati last week who relayed Phil Simeone's list. Phil Simeone would like to work on the Home Daycares, ADUs, Phased Development, and if time, a discussion on Impact Fees. Bruce Donati would like to discuss Impact Fees.

Jonah Ketola asked what has come up for the sign ordinance. He worked on that subcommittee last year. Bob Hamilton asked what the notation "content neutral case law" meant. Kirk Stenersen said that he had received a memo from Dave Duvernay outlining the findings of a certain court case. He will forward that to Board members.

Jonah Ketola asked what the restriction on pervious driveways were in the Wetlands Ordinance. Kirk Stenersen said this came from a discussion he had with David Drouin at a ConCom meeting as it pertained to paved versus gravel roads and run off. It was suggested that a joint discussion with ConCom may be something to consider.

Board members discussed Home Daycares as an allowed use. The consensus was that Home Daycares would be required to go the Zoning Board of Adjustment for a variance, as this is not listed as an allowed use in any district in town. Most members were fine with that process.

Bob Hamilton asked if any Planning Board members had any knowledge of the item on the Selectmen's agenda for tomorrow night pertaining to the Economic Development Task Force. Other than the updates that Bruce Donati has shared, no members had any direct knowledge. Planning Director Kirk Stenersen said that the Economic Development Task Force had been a joint committee of the Board of Selectmen and the Planning Board and that Bruce Donati and many former members have stepped down at this time.

Adjourned 8:09 PM
Respectfully submitted,
Susan Hoyland
Planning Secretary

September 23, 2016

Planning Board
Town of Rindge
30 Payson Hill Road
Rindge, NH 03461

Dear Planning Board Members:

This letter is to inform the Town of Rindge that Eversource is trimming and removing trees and brush adjacent to and beneath some of its power lines within the town. This work is necessary to insure the safe distribution of power and to improve reliability of electric service for our customers. A map of the proposed work area is enclosed.

According to Eversource records, Fitzgerald Road has been designated a scenic road by the Town. Please consider this letter to be a request from Eversource for a public hearing for the purpose of the trimming and removal of trees on this and any other scenic roads within the proposed work area pursuant to RSA 231:158. Please inform this office of the date, time, and place of said meeting so that we may have a representative present.

Eversource specifications call for removal of brush and limbs less than four inches in diameter which are located within eight feet to the side of, ten feet below or fifteen feet above conductors. Larger trees or limbs which present a threat to Eversource lines or other equipment because of decay or other defect will be removed on a case by case basis. All work will be performed in accordance with accepted arboricultural standards.

Eversource has contracted with Asplundh Tree Expert Company to perform the actual trimming of trees. Eversource requires that our trimming contractors contact each landowner where trees are to be trimmed prior to commencement of work on that property. Individual concerns will be addressed at this time.

All brush from work on roadside locations will be chipped. In wooded, undeveloped locations, these chips may be dispersed into the woods, taking care not to allow chips to accumulate in piles or in ditches. Near developed land, the chips will be blown into a truck and disposed of off-site. The chips make a good mulch and are often given to nearby property owners for landscaping purposes. If a central dumping location could be arranged, Eversource would be happy to make any unclaimed chips available to the Town at no cost. Brush and limbs cut on inaccessible lines will be stacked to the side

of the right-of-way and cut low to the ground. All wood will be left on site unless otherwise directed by the landowner.

Work on those roads not designated as scenic has already begun. The work is expected to take the remainder of the year to complete.

If you have any questions or comments, please feel free to contact me by U.S. mail at the above address, by e-mail at David.Crane@eversource.com, or by telephone at (603) 634-3867 or 1-800-286-5000 extension 634-3867.

Thank you for your concern and assistance.

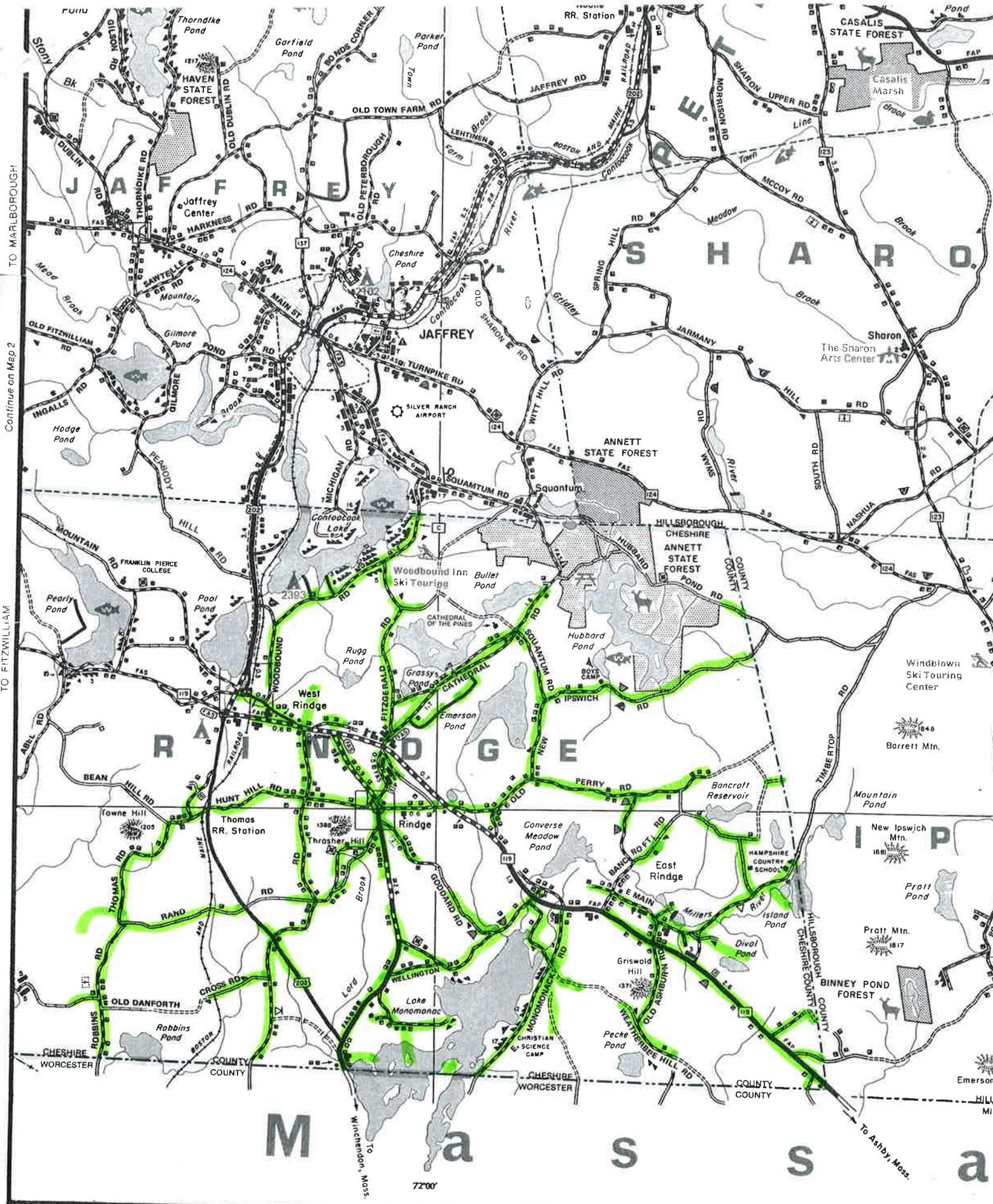
Respectfully,

A handwritten signature in black ink, appearing to read "D. Crane", with a long horizontal flourish extending to the right.

David R. Crane
Regional Arborist
Eversource Energy

Continue on Map 2

TO FITZWILLIAM



Map 3



TITLE XX

TRANSPORTATION

CHAPTER 231

CITIES, TOWNS AND VILLAGE DISTRICT HIGHWAYS

Scenic Roads

Section 231:158

231:158 Effect of Designation as Scenic Roads. –

I. As used in this subdivision, "tree" means any woody plant which has a circumference of 15 inches or more at a point 4 feet from the ground.

II. Upon a road being designated as a scenic road as provided in RSA 231:157, any repair, maintenance, reconstruction, or paving work done with respect thereto by the state or municipality, or any action taken by any utility or other person acting to erect, install or maintain poles, conduits, cables, wires, pipes or other structures pursuant to RSA 231:159-189 shall not involve the cutting, damage or removal of trees, or the tearing down or destruction of stone walls, or portions thereof, except with the prior written consent of the planning board, or any other official municipal body designated by the meeting to implement the provisions of this subdivision, after a public hearing duly advertised as to time, date, place and purpose, 2 times in a newspaper of general circulation in the area, the last publication to occur at least 7 days prior to such hearing, provided, however, that a road agent or his designee may, without such hearing, but only with the written permission of the selectmen, remove trees or portions of trees which have been declared a public nuisance pursuant to RSA 231:145 and 231:146, when such trees or portions of such trees pose an imminent threat to safety or property, and provided, further, that a public utility when involved in the emergency restoration of service, may without such hearing or permission of the selectmen, perform such work as is necessary for the prompt restoration of utility service which has been interrupted by facility damage and when requested, shall thereafter inform the selectmen of the nature of the emergency and the work performed, in such manner as the selectmen may require.

III. Designation of a road as scenic shall not affect the eligibility of the town to receive construction, maintenance or reconstruction aid pursuant to the provisions of RSA 235 for such road.

IV. Designation of a road as a scenic road shall not affect the rights of any landowner with respect to work on his own property, except to the extent that trees have been acquired by the municipality as shade or ornamental trees pursuant to RSA 231:139-156, and except that RSA 472:6 limits the removal or alteration of boundary markers including stone walls.

V. A town may, as part of a scenic road designation under RSA 231:157 or as an amendment to such designation adopted in the same manner, impose provisions with respect to such road which are different from or in addition to those set forth in this section. Such provisions may include, but are not limited to, decisional criteria for the granting of consent by the planning board or other designated municipal body under paragraph II, or protections for trees smaller than those described in paragraph I, designated for the purpose of establishing regenerative growth along the scenic road.

VI. Any person who violates this section or any local provision adopted under this section shall be guilty of a violation and shall be liable for all damages resulting therefrom.

Possible Zoning Changes for March 2017 and Regulations Updates:

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
 - 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



OFFICE OF THE PLANNING BOARD
30 PAYSON HILL ROAD
RINDGE NH 03461
PH. (603) 899-5181 x 117 FAX (603) 899-2101 TDD 1-800-735-2964

October 13, 2016

To: Planning Board
Fm: Planning Office

Joe Byk, Town Administrator stopped by the Planning Office. He spoke with the Board of Selectmen briefly about the status of the Economic Development Task Force. The Board of Selectmen are inquiring if the Planning Board is interested in continuing on this joint subcommittee.

Susan Hoyland
Planning Secretary
Town of Rindge, NH
shoyland@town.rindge.nh.us
603-899-5181 x104



TOWN OF RINDGE

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PROPOSED SCHEDULE 2017 BUDGET

October 5, 2016	Board of Selectmen revise and or edit proposed schedule and vote to adopt.
October 11, 2016	September expenditure reports and budget worksheets to be distributed to Department Heads
October 24-28, 2016	Town Administrator and Finance Director meet with Department Heads to discuss budget requests
November 2, 2016	Budget proposals available for distribution to Board of Selectmen and Budget Advisory Committee.
November 9, 2016	Joint Session #1
November 16, 2016	Joint session #2
November 23, 2016	DAY BEFORE THANKSGIVING – NO MEETING
November 30, 2016	Joint session #3
December 7, 2016	Joint session #4
December 14, 2016	Capital Improvement Plan presentation
December 21, 2016	Budget Advisory Committee presents budget recommendations to Board of Selectmen.
December 26, 2016	CHRISTMAS DAY OBSERVED - MONDAY
December 27, 2016	Contact newspaper with public hearing/town meeting notice for publication in 1/3/17 paper.
January 2, 2017	NEW YEARS DAY OBSERVED-MONDAY
January 4, 2017	Discuss other warrant articles Board of Selectmen finalize budget to be presented at Public Hearing.
January 10, 2017	Last date for Petition Warrant Articles.
January 11, 2017	Budget/Bond Public Hearing
January 17, 2017	Budget/Bond Public Hearing – SNOW DATE
January 18, 2017	Board of Selectmen finalize and make recommendations for warrant to be posted.
January 25, 2017	Budget Advisory Committee deadline for recommendations.
January 30, 2017	Last date to post warrant.
February 4, 2017	Deliberative Session
February 11, 2017	Deliberative Session-SNOW DATE
March 7, 2017	Town Report
March 14, 2017	Town Meeting

General Fund
Budget Worksheets
2017

	Budget	Budget Adjustments	Adjusted Budget	Actual Expenditures 1/1/16-9/30/16	Department Head Requests
PLANNING WAGES & BENEFITS					
110 Wages - Planning Board	32,121.00		32,121.00	21,294.53	
220 Social Security Taxes	1,992.00		1,992.00	1,344.21	
225 Medicare Taxes	465.00		465.00	314.49	
Total PLANNING WAGES & BENEFITS	34,578.00	-	34,578.00	22,953.23	-
PLANNING OPERATING					
300 Continuing Education	400.00		400.00	-	
312 Registry of Deeds	100.00		100.00	29.49	
390 Contracted Services	26,500.00		26,500.00	9,725.00	
550 Printing	200.00		200.00	-	
620 Office Supplies	200.00		200.00	44.98	
625 Postage	1,200.00		1,200.00	481.38	
840 Advertising	1,500.00		1,500.00	1,332.50	
Total PLANNING OPERATING	30,100.00	-	30,100.00	11,613.35	-
Total 4191-1 PLANNING BOARD	64,678.00	-	64,678.00	34,566.58	-

**General Fund
Expenditures Budget vs. Actual
For the Periods Ended September 30, 2016**

	September 2016	YTD 2016	Budget	Budget Adjustments	Adjusted Budget	\$ Over (Under) Budget	% of Budget Used
PLANNING WAGES & BENEFITS							
110 Wages - Planning Board	2,421.35	21,294.53	32,121.00		32,121.00	(10,826.47)	66.30%
220 Social Security Taxes	150.10	1,344.21	1,992.00		1,992.00	(647.79)	67.48%
225 Medicare Taxes	35.12	314.49	465.00		465.00	(150.51)	67.63%
Total PLANNING WAGES & BENEFITS	2,606.57	22,953.23	34,578.00	-	34,578.00	(11,624.77)	66.38%
PLANNING OPERATING							
300 Continuing Education	-	-	400.00		400.00	(400.00)	0.00%
312 Registry of Deeds	-	29.49	100.00		100.00	(70.51)	29.49%
390 Contracted Services	-	9,725.00	26,500.00		26,500.00	(16,775.00)	36.70%
550 Printing	-	-	200.00		200.00	(200.00)	0.00%
620 Office Supplies	-	44.98	200.00		200.00	(155.02)	22.49%
625 Postage	50.22	481.38	1,200.00		1,200.00	(718.62)	40.12%
840 Advertising	102.50	1,332.50	1,500.00		1,500.00	(167.50)	88.83%
Total PLANNING OPERATING	152.72	11,613.35	30,100.00	-	30,100.00	(18,486.65)	38.58%
Total 4191-1 PLANNING BOARD	2,759.29	34,566.58	64,678.00	-	64,678.00	(30,111.42)	53.44%