

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
February 5, 2013**

DATE: February 5, 2013 TYPE: Planning Board Meeting APPROVED: February 19, 2013

TIME: 7:00 pm – 9:35 pm

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Chairman Kirk Stenersen, Phil Simeone, Mike Quinlan, Vice Chairperson Kim McCummings

ROLL CALL ALTERNATES: Charlie Eicher, Burt Goodrich

EX OFFICIO: Roberta Oeser

PLANNING DIRECTOR:

PLANNING SECRETARY: Susan Hoyland

APPOINTMENT OF ALTERNATES: Burt Goodrich to sit for Dave Tower, Charlie Eicher for Hank Whitney

OTHERS PRESENT: Roger Hawk, Jeff Kevan, Phil Stenersen, Bruce Donati

CALL TO ORDER:

Chairman Kirk Stenersen called the meeting to order at 7:00 pm.

ANNOUNCEMENTS

Phil Simeone said that at the last ConCom meeting, the members decided there was insufficient information shown on the Randolph Burt Subdivision plans to make any recommendations. The ConCom would like some idea as to where septic and wells will be as well as setbacks. Prior to making a site walk, they would like to know if the lots are staked.

APPROVAL OF MINUTES

January 15, 2013

MOTION: Roberta Oeser moved to approve the minutes of January 15, 2013 as written. Phil Simeone seconded the motion. Vote: 4-0-2 Mike Quinlan and Burt Goodrich abstained.

NEW BUSINESS

DISCUSSION: Final Report on NH Community Planning Grant with Roger Hawk of Hawk Planning Resources LLC.

Roger Hawk said he was here tonight to discuss the West Rindge Neighborhood Meeting of January 15, 2013 and how it informs the preliminary recommendations included in the December 3 draft Regulatory Review document.

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Roger Hawk said that more than forty people were present at the January 15th meeting resulting in a healthy discussion about how West Rindge and the 4-corners might evolve into more of a center of the community, both socially and commercially:

- Many residents felt that enabling more small retail/office uses at the 4 corners was a good idea and seemed comfortable with the ‘gateway’ concept.
- There was a mixed reaction to expanding small retail and professional office uses in West Rindge Village. This concern appeared to be about creating too much density and allowing too much commercial activity. Roger Hawk said that he did not have the impression that the participants fully understood that many retail/offices uses were already permitted.
- Some residents thought being proactive about establishing building design standards was a good approach.
- There was a mixed response to the concept of soils based lot sizes.
- Concern was expressed about water quality impacts on Pool Pond if additional development were to occur. It was explained that soils based lot size concept would continue to demand compliance with shoreline protection and DES septic/well design requirements.
- Some residents were in favor and others unconvinced of making West Rindge Village and the 4-corners more pedestrian friendly/accessible.
- There was skepticism around the concept of narrowing the 119/202 intersection without impeding traffic flow.

Roger Hawk asked the Board for their impressions of the West Rindge Village meeting of January 15, 2013.

Roberta Oeser said that she sensed a lot of misunderstanding from the residents.

Burt Goodrich said he had been out of town and unable to attend the January 15th meeting, He asked what was said about trails and walkways. Chairman Stenersen said that the trails were a ‘hard sell’ due to some misunderstanding that this was a conceptual presentation. Overall, people were either passionately in favor of trails and walkways or passionately against them. It was a mixed response.

Chairman Stenersen said that his impression at this one meeting was that the community was not strongly in favor of a gathering place for college students to be situated in their neighborhood.

Roger Hawk opened a discussion with the Board based on his recommendations which included:

- Consideration of utilizing design review requirements for both West Rindge Village and a smaller Gateway Central District surrounding the 4-corners.

Roberta Oeser asked Roger Hawk to define how design guidelines would work.

Roger Hawk said that there is both the option of Design Guidelines (which are suggestions based on a preferred building type that the town would like to see) or Design Regulations (formation of a locally established neighborhood committee which would look at the site plan and recommend to the Planning Board for a conditional use permit). Roger Hawk suggested taking photos of preferable

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building types around town and using these within the Design Guidelines for both West Rindge Village and Gateway Central.

- Reducing the maximum size of allowed retail uses and other dimensional requirements in the Gateway Central District.

Burt Goodrich asked if this would be a layover or is Roger Hawk suggesting shrinking the district. Roger Hawk said it could be a layover.

- Soil based lot size approach should be pursued to allow greater flexibility in lot sizes and more consistency with what already exists in West Rindge Village.

Roger Hawk said that approximately 68% of the existing lots in the Village have either inadequate frontage or lot sizes or both as compared to current zoning regulations.

Chairman Stenersen said he would prefer to use a minimum square foot lot size approach and allow the soil testing to be done via the State Subdivision approval process.

- Changes to the allowed uses in the Village District do not seem to be desired.
- Enabling multi-family and expanded retirement community options on Mountain Road should be pursued.

Roberta Oeser said that our current regulations for multi-family dwellings need to be reconsidered.

Roger Hawk spoke to what's next:

The Planning Board needs to carefully evaluate and prioritize the regulatory issues and policy concepts presented and determine which ones should receive more detailed examination and then be developed into actual zoning amendments. Many of the concepts laid out in Roger Hawk's REDI Implementation Matrix Tasks (see attached) are closely interrelated to the vision that has evolved for the four corners and West Rindge Village. They should be considered as building blocks needed to assemble the completed vision.

Burt Goodrich and Kim McCummings both said that the idea of involving the community in more meetings such as that on January 15, 2013 was a positive approach.

Roger Hawk said that part two of the CPG Grant Application process was approaching and applications were due February 12, 2013. Roger Hawk offered his assistance to the Planning Board and Chairman Stenersen said he would contact Matt Henry for the narrative portion. Roger Hawk said that a letter of support from the Board of Selectmen would be needed as part of this application.

CONSIDERATION of a Notice of Voluntary Merger (RSA 674:39-a) from Komez Hansen and Chantha Yin to merge Tax Map 50 Lots 5 and 4.

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MOTION: Roberta Oeser moved to approve the merger of Tax Map 50, lots 5 and 4 per RSA 674:39-a. Phil Simeone seconded the motion. Vote: 6-0-0

PRELIMINARY CONCEPTUAL CONSULTATION: Jeff Kevan of TF Moran re: upcoming project(s) at Franklin Pierce University.

Jeff Kevan said that he is working with Franklin Pierce University on two small projects:

1. To renovate and upgrade the women's softball field to become more in line with the men's field per regulations. They will be constructing a wall behind home plate, a press box and two dugouts. A bathroom will be located on the lower level of the press box. The field will be relocated by twenty feet. The entire area will be fenced in utilizing a black vinyl coated fence.
2. Using donated money, FPU will be constructing a 35 ft. x 60 ft. clubhouse for the baseball team which will contain a mechanical room, a room for the umpire/coach, locker room for the FPU team, and storage. The clubhouse will utilize the same exterior materials as the press box and dugouts, will be a single story structure of approximately 16 – 18 feet high with a peaked roof and a relatively low profile.

Mr. Kevan asked what the Planning Board process would be to undergo making these minor changes.

Chairman Stenersen suggested that the Board discuss these projects separately.

Discussion of Project No. 1: Changes to women's ball field

The Planning Board entered into discussion with Mr. Kevan which included verifying that the new bathrooms would connect into the existing septic system, no changes to parking, upgraded lighting and its effect on any residential homes in the neighborhood and the need to apply for building permits.

Satisfied that this project was minimal in nature, the Planning Board determined that Mr. Kevan of TF Moran would not need to undergo any site plan review for the minor changes to women's ball field.

Discussion of Project No. 2: 25 ft. by 60 ft. Clubhouse

The Planning Board entered into discussion with Mr. Kevan which included the need to contact the fire chief regarding access to the clubhouse, the grade change as well as some safety concerns.

The Planning Board determined that Mr. Kevan of TF Moran would need to undergo a Minor Site Plan Review for the Clubhouse Project.

DISCUSSION with Phil Stenersen re: East View Estates engineering construction review services.

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Chairman Kirk Stenersen recused himself. Vice Chairman Kim McCummings took over the proceedings.

Phil Stenersen presented the board with hand-outs and expressed his concern with the amount he was recently charged by the town retained engineer for a bond reduction at East View Estates. After his presentation, Burt Goodrich asked if Mr. Stenersen was looking for relief on this matter.

Phil Stenersen replied that he was seeking relief, found these bills to be excessive and added that the cost of these inspections was getting out of hand. He also asked the Board to consider taking another look at impact fees, which were also high in light of the economic times. The Board asked Mr. Stenersen to consider discussing Impact Fees at another meeting due to the heavy agenda this evening. Mr. Stenersen agreed to return at a later date to discuss Impact Fees.

Burt Goodrich asked Vice Chair McCummings if she could look over this matter, talk with the Engineering Partner and get further clarification. Vice Chair McCummings asked the board members to review the information Phil Stenersen had supplied and contact her with any specific inquiries they would like to have made. Vice Chair Kim McCummings said she would contact the engineering firm and be back in touch with Phil Stenersen.

NON-PUBLIC SESSION per RSA 91-A: 3II b for Personnel Matters

- a. Approval of Minutes -Non-Public Session, January 15, 2013

MOTION: Roberta Oeser moved to go to Non-Public Session per RSA 91-A: 3IIb for Personnel Matters. Mike Quinlan seconded the motion. Roll Call Vote: Kim McCummings AYE-Phil Simeone-AYE Kirk Stenersen-AYE Mike Quinlan-AYE Roberta Oeser-AYE Burt Goodrich-AYE-Charlie Eicher-AYE

STATUS OF SUBCOMMITTEES

Chairman Stenersen and the Board agreed to resume Subcommittee meetings after a new Planning Director has been hired.

ADJOURNMENT

The meeting was adjourned at 9:45 pm.

NEXT MEETING
February 19, 2013

Respectfully submitted,

Susan Hoyland
Planning Secretary