

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
May 20, 2014**

DATE: May 20, 2014 **TYPE:** Public Meeting **APPROVED:** 6-17-2014
TIME: 7:00 pm
CALL TO ORDER: 7:00 PM
ROLL CALL MEMBERS: Hank Whitney, Bruce Donati, Charlie Eicher, Phil Simeone, Sam Bouchie
ROLL CALL ALTERNATES: Holly Koski,
EX OFFICIO: Roberta Oeser
PLANNING DIRECTOR:
PLANNING SECRETARY: Susan Hoyland
APPOINTMENT OF ALTERNATES: Holly Koski for Jonah Ketola
ABSENT: Kim McCummings
OTHERS PRESENT: Albert LeFebvre, Phyllis McKeon, Cheryl McCabe Charon, Alice Cole

Pledge of Allegiance

1. Announcements

Roberta Oeser reported that Craig Fraley, our Recreation Director extraordinaire, will be leaving the Town of Rindge. He will be going to Amherst Parks and Recreation.

2. Approval of Minutes

- a. May 6, 2014

MOTION: Roberta Oeser moved to approve the minutes of May 6, 2014 as corrected. Charlie Eicher seconded the motion. **VOTE: 7-0-0**

3. Old Business

4. New Business

- a. Ray and Annette Gagne, 221 Old New Ipswich Road, Voluntary Merger, Map 7 Lots 47-1-a and 47-1-b.

MOTION: Charlie Eicher moved to approve voluntary merger of Tax Map 7, Lots 47-1a and 47-1b. Phil Simeone seconded the motion. **Vote: 7-0-0**

5. Planning Department Report

6. Work Meeting

- a. **PURD Ordinance and open space discussion**

Roberta Oeser said that there was some interesting dialogue on Plan Link about open space in PURDs that is for common land for the development. Part of the dialogue questioned if all the open space land is poor land, what good is it?

Roberta read from our ordinance:

J. Common Land/Open Space:

The Common Land shall be comprised of at least 25% of the acreage of the overall tract or tracts that comprise the PURD. Furthermore, at least fifty percent (50%) of the Common Land must consist of Open Space as defined in this regulation. The Common Land may not consist principally of land that is difficult to utilize such as wetlands or steep slopes (defined by the Soil Conservation Service, U.S. Department of Agriculture, as greater than or equal to 25% slope). Such land may be included as part of the Common Land but shall not consist of more than 50% of the total Common Land for the development.

Roberta Oeser said the whole discussion wrapped around the topic that the land should be developable, unconstrained land. She said we have approved PURDS with a lot of wetlands with islands of hard land that are calculated as good land but could not be developed.

She said the Board needs to decide what the purpose of the PURD is. Is the consideration to set aside good land or just make it easier for builders to develop bad land? She said if you go to Taggart Meadows, there really is some good land in the common land and you could do trails on it. We are getting to the point now where we are getting a lot of steep slopes and that is what the builders are going to try to set aside. Hank Whitney asked about the Windswept PURD which has a lot of steep slopes and wetlands. Roberta Oeser said she is not sure if the land set aside for common land is really developable. Roberta Oeser said that developable, unconstrained land excludes jurisdictional wetlands, and steep slopes or flood hazard areas. Roberta Oeser said the PURD is a regulation that the Planning Board may want to think about a little more, to consider being a bit more definitive. She said it would be very nice to try to concentrate development to have land that would be good for common use; where you could do trails and picnic areas.

Hank Whitney said that this may be something that we should consider when we begin to form subcommittees to work on ordinances and regulations.

Phil Simeone said the Board needs to set up subcommittees to work on the Sign Ordinance and that Large Wind Energy needs to be looked at and brought forward.

Chairman Hank Whitney said the Site Plan Regulations are in process as are Driveway Regulations. Chairman Whitney said he would meet with Susan Hoyland in the next week or two to go over where we are with the subcommittee work and come up with a list to move forward from here. Roberta Oeser said considering a committee for definitions might be a good idea as there are a lot of conflicting definitions. She said in the PURD, there is no definition for frontage, and that it should say "uninterrupted frontage" as it says in the Subdivision Regulations. Roberta Oeser said that one of the warrant articles that passed would allow us to work on the definitions. Bruce Donati said that the wording in Section 3C of the PURD Regulations, where it says "intent of conserving land in ecological condition" might need to be changed for clarity.

b. Master Plan-Telecommunications discussion

Al LeFebvre said that he looked through the Master Plan and found as many references to Telecommunications as he could. Most were generic references and are fine but he said they found one, in the REDI Action Plan, Recommendation No. 8 that they have a suggested change to

Recommendation No. 8 currently reads:

“Private infrastructure amenities including high-speed internet, telephone and cable tv are present, efficient and affordable for all.”

Al LeFebvre is recommending a change to the wording to add:

“Private infrastructure amenities including high-speed internet, telephone and cable tv are present, but **need to be more** efficient and affordable for all.”

Al LeFebvre said that other towns have chapters devoted to telecommunications and internet because it is becoming very important in our lives. He said some parts of town have high speed internet through FastRoads, but that is only one section of town. He said other parts rely on Fairpoint who are basically keeping it to the minimum that they need to go by. He said he is fine with that but if he were running a business, he wouldn't be. He said on FastRoads, you could get 20, or 30 or 40 megabytes which businesses need.

Al LeFebvre asked the Board, in their consideration of the Master Plan, to consider adding a chapter on Telecommunications and bring the Telecommunications Committee into the discussion. Al LeFebvre said that this is getting bigger; everything is going exponentially every year. Al LeFebvre said we don't even know what we have now in town and need to look at this.

Roberta Oeser said that Southwest Regional Planning Commission has maps but due to the town vote, we cannot get that mapping. Al LeFebvre suggested having the Planning Board do a town survey to find out what each resident has.

Chairman Whitney asked what we need to do as a Board to change the Master Plan. Roberta Oeser said we must hold a public hearing. Roberta Oeser said the committee that worked last on the Master Plan did an excellent job and that it is quite up to date. She said that adding a chapter can be done by committee. Chairman Whitney said that, when it comes to Telecommunications, our hands are tied not being able to speak with Southwest Regional Planning Commission (SWRPC). Roberta Oeser said that the FastRoads funding went through SWRPC as well. Al LeFebvre said that a lot of the planning was coordinated through SWRPC but that FastRoads has their own Director (Carol Monroe) now and is operational on their own now. Roberta Oeser said that Carol Monroe explained at the BOS meeting that the only way the Town of Rindge is going to get more broadband fiber is through grants and we have to go through SWRPC to get them. Chairman Whitney said that if we are looking for a grant, and have to wait for Town Meeting to get it approved, the grant opportunity will not be available then. Chairman Whitney said we need to document this; what did we do in the

past, what we cannot do now. He said we need to present this to the public, explain what we need to be able to do our jobs

Chairman Whitney said that the Planning Board will put this requested wording change to the REDI action plan, recommendation no. 8, on an upcoming agenda to be brought up at a future Public Hearing.

c. Office Staffing discussion: contract

The Planning Board reviewed possible areas of coverage for a subcontracted part time Planning Director position. They determined that the following tasks would be appropriate:

Areas of Coverage for a subcontracted “Planning Director” Position:

- Meet with potential Applicants/Developers/Citizens to review Regulations/Ordinances for potential projects and to provide direction and guidance as required
- Be available one morning a week for general inquiries (a set morning one day per week to provide consistent service to the Town) (Monday Tuesday or Weds would work best)
- Review Applications for Completeness
- Provide Planning Department Review Memos to the Planning Board including recommendations for consideration in decisions on applications
- Be available to Susan during the week to answer questions that are beyond her job description (to be kept within reason)
- Regulation / Ordinance review for changes to consider
- Coordinate Zoning Map updates based on Town votes (has not been done since 2011)
- Be available for Engineering review services for an additional fee based on the Planning Board’s direction
- Perhaps attend an occasional Planning Board meeting at the Board’s request.
- Be available if Susan has questions about the clean-up of Planning Dept. electronic files.

Chairman Whitney said he would get together with Susan by Thursday to complete this process with Kirk Stenersen.

The meeting was adjourned at 7:55 PM