

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
June 4, 2013**

DATE: June 4, 2013 TYPE: Public Meeting APPROVED:

TIME: 7:00 pm

CALL TO ORDER:

ROLL CALL MEMBERS: Chairman Kirk Stenersen, Vice Chair Kim McCummings, Hank Whitney, Phil Simeone, Bruce Donati, Charlie Eicher

ROLL CALL ALTERNATES:

EX OFFICIO: Roberta Oeser

PLANNING DIRECTOR:

PLANNING SECRETARY: Susan Hoyland

APPOINTMENT OF ALTERNATES

OTHERS PRESENT: Carlotta Lilback Pini, Jed Brummer, Ahmad Mortada , Holly Koski, Sharon Rasku, Ted Covert, Roger Hawk

1. ANNOUNCEMENTS

OEP Conference: Hank Whitney, Bruce Donati and Charlie Eicher reported on their experiences attending the OEP Spring Conference which all agreed was worth attending.

Pearly Pond Grant: Phil Simeone said that the kickoff event for the Pearly Pond Grant will take place this Saturday at 9:00 AM. All are invited to this two hour meeting.

2. APPROVAL OF MINUTES

a. May 7, 2013

MOTION: Roberta Oeser moved to approve the minutes of May 7, 2013 as written. Phil Simeone seconded the motion. Vote: 5-0-1 Kirk Stenersen abstained.

b. May 7, 2013 site walk

MOTION: Roberta Oeser moved to approve the minutes of the May 7, 2013 site walk as written. Phil Simeone seconded the motion. Vote 5-0-1 Kirk Stenersen abstained.

c. April 30, 2013

MOTION: Phil Simeone moved to approve the minutes of April 30, 2013 as written. Roberta Oeser seconded the motion. Vote: 6-0-0

3. OLD BUSINESS

4. NEW BUSINESS

a. Introduction of applicants to serve as Alternates

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Holly Koski said that she is trying to change the schedule for the Crime Watch so that she will be able to attend both monthly Planning Board meetings. At this time, she would only be available to attend one monthly meeting and asked if the board would consider her as an alternate under those terms. The Board agreed to appoint her with this availability.

MOTION: Roberta Oeser moved to appoint Holly Koski as an alternate for a three year term. Hank Whitney seconded the motion. Vote: 6-0-0

Chairman Stenersen welcomed Holly to the Board and said that he would complete the necessary paperwork so that she could be sworn in before the next meeting.

b. CONCEPTUAL CONSULTATION with Ahmad Mortada, West of the Border. Property located at Map 7, Lot 16-1-2, Gateway East District. Re: gasoline sales
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Chairman Stenersen recused himself.

MOTION: Roberta Oeser moved to appoint Hank Whitney as acting Chairman. Charlie Eicher seconded the motion. Vote: 5-0-0

Acting Chairman Hank Whitney invited Kirk Stenersen to present this conceptual plan to the Planning Board.

Kirk Stenersen of Higher Design, LLC, representing Ahmad Mortada and West of the Border said that this is a 16.5 acre parcel with an existing convenient store. Mr. Mortada is interested in adding gas pumps (four stations, 8 pumps), as well as a car wash and a drive-up window. There are wetlands that meander on the east side of this property and way in the back on the west side of the property. Mr. Stenersen said there will be pavement in the wetland buffer (50 ft.) by means of the proposed access. There will also be underground storage tanks. The state requirement for the underground storage tanks is a 75 foot setback but the town requirement is 250 feet which would require a variance. Mr. Stenersen said that in the front there is a wetland which is basically a roadside ditch on 119.

Chairman Whitney invited questions and comments from the Board which included:

- The possibility of two curb cuts for two accesses (not allowed by state)
- The possibility of a walking path to post office (terrain is steep)
- Location of underground tanks and how wastewater will be disposed of
- Distance of underground tanks from wetlands now (approx.. 100 feet)
- The amount of paved parking area/suggested use of pervious concrete
- Lighting, recessed to be sensitive to residences nearby
- Islands and places for plantings and landscaping
- Gravel driveway to be paved
- Soil Scientist who delineated the wetlands : (Jonathan Sisson)
- State Right of way or ownership of land
- Potential location of vacuum station at car wash

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Acting Chairman Hank Whitney thanked Mr. Stenersen and Mr. Mortada for coming before the board.

Chairman Stenersen returned to the table.

Vice Chair Kim McCummings arrived. (7:30 PM)

c. DISCUSSION with Roger Hawk re: Steering Committee for NH CPG Round II. 7:32PM

Chairman Stenersen invited Roger Hawk to address the Board, members of the audience and the Steering Committee.

Roger Hawk said that tonight's meeting is the Kick Off Meeting of the CPG Steering Committee which is comprised of members of the Planning Board and the Economic Development Task Force.

Roger Hawk and Chairman Stenersen said that this grant required some recordkeeping of hours spent by volunteers as well as staff towards meeting the 25% match. Susan Hoyland agreed to keep track of these hours and Chairman Stenersen asked Steering Committee members to make sure to keep track of any time spent on this project.

Roger Hawk provided a short summary to update those members who may not have been in attendance at the January 15, 2013 West Rindge Village Meeting which took place at the United Methodist Church

He said this Village Center concept has been a work in progress for at least the last ten years and appears to be gaining some steam. The focus is on three distinct areas: the Big Box Stores; the Route 119 and 202 four corners; and the West Rindge Village. This conceptual plan is supported by the Town of Rindge Master Plan, the Rindge Economic Development Initiative (REDI) and the Plan NH Charrette. He said making Rindge a Gateway to the Monadnock Region is part of this vision as well as providing the town with a more active town center through mixed use development.

Roger reviewed specific goals of the CPG grant:

- Develop and adopt design guidelines or regulatory standards to define what Rindge means by "New England Architectural Style"
- Draft zoning amendments to dimensional and use requirements in the Village and Gateway districts to promote smaller, compact, mixed uses
- Draft a soils based lot size standard for lot area and lot frontage
- Draft zoning revisions in the Village and College districts to allow multi-family and senior/assisted living near West Rindge and FPU
- Pro-active community outreach effort to really engage the community in the discussion

He also spoke to some additional considerations:

- Stimulate redevelopment possibilities by adopting RSA 79-E: Village center tax incentives

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- Provide funding for public infrastructure improvements along Route 202 and in West Rindge Village through adoption of a Tax Increment Financing District (TIF)

Roger said that the Community Outreach Plan would be key to the success of this project. Engaging the community in shaping the anticipated regulatory changes to improve the chances of success at town meeting is crucial and can be accomplished through the utilization of standard media tools; newspaper articles, website, emails, direct mailings as well as outreach to service clubs, churches, FPU staff and students, elderly and youth.

Roger asked the Steering Committee to answer three questions:

- Who do you know that doesn't get involved in town events and discussions?
- How can we reach them?
- How can we get more participation generally and among specific population groups?

The following list was compiled of the answers that followed:

Rotary
Chamber of Commerce
Farmers Market
Rails to Trails committee
Town Deliberative Session
Recreation programs and sports leagues
Crime Watch
Lake Associations (including an upcoming Pearly Lake meeting at FPU)
All churches in town
Scouts
Payson Village Elderly
Rindge Supper Club
Transfer Station Posters
Veterans Groups

It was decided to pursue the location of the United Methodist Church as a venue for the next public meeting to take place (tentatively) on June 20, 2013 from 7PM to 9PM. Roger Hawk said that the focus of that meeting would include:

- Introduction and history of Rindge's desire to create a community center
- Grant Objectives
- Presentation and discussion on architectural character
- Presentation and input on zoning and lot sizes
- Project schedule and next steps
- Audience feedback and participation

Roger Hawk agreed to provide a press release, once the date and time are confirmed. Future meetings should take place every other month and Roger Hawk will send out a listing of those dates

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once confirmed. Although it is too late in the year to involve the college for this next meeting, it is imperative to get them on board for the fall meeting. A tentative date of the third Tuesday in August (August 20, 2013) may be considered for the next Steering Committee meeting. That date would allow time to prep for a September Public Input session.

Chairman Stenersen thanked Roger Hawk for meeting with the Steering Committee this evening. (8:40 PM)

5. Planning Department Report

- Jed Brummer, Pet Cemetery, question /DES fact sheet. What does he need from a Planning perspective? The Board needs time to research this and will let Mr. Brummer know.
- Memo from Dave Duvernay per Impact Fees for ADUs.
- Impact Fee ordinance needs to be addressed prior to March 2014.
- Kirk Stenersen spoke with Matt Henry who was requesting an article from Town of Rindge for the Stu Arnett newsletter. The Board agreed to pursue this.
- Susan Hoyland may need to take some time off due to family health issues. Chairman Stenersen said the board may need to offer some office coverage.
- Discussion of upcoming Deliberative Session for the budget.
- Susan Hoyland, hourly increase approved
- Short discussion of the need to schedule work meetings.
- Change of next meeting date from June 18th to June 11th. Too many scheduling conflicts for June 18th.

6. Non Public Session per RSA 91-A:3IIb for Personnel Matters

Adjourned at 10:00 pm

Respectfully submitted,

Susan Hoyland
Planning Secretary