

**PLANNING BOARD and Economic Development Task Force  
CPG Steering Committee Meeting  
RINDGE, NEW HAMPSHIRE  
July 25, 2013**

**DATE: July 25, 2013      TYPE: Public Meeting      APPROVED: 8-6-2013**

**TIME: 7:00 pm**

**CALL TO ORDER:**

**Planning Board Members:** Chairman Kirk Stenersen, Vice Chair Kim McCummings, Phil Simeone, Bruce Donati, Charlie Eicher

**Economic Development Task Force Members:** Carlotta Lilback Pini, Burt Goodrich, Dan Aho,

**Planning Board Alternates:** Holly Koski,

**EX OFFICIO:** Roberta Oeser

**PLANNING DIRECTOR:**

**PLANNING SECRETARY:** Susan Hoyland

**APPOINTMENT OF ALTERNATES**

**OTHERS PRESENT** Roger Hawk

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Roger Hawk thanked the members of the CPG Steering Committee for coming this evening. He asked members to share their thoughts on the Community Input Meeting which took place at the United Methodist Church on June 27, 2013.

Observations included:

- A good turnout
- Predictable pros and cons: Older residents want to leave West Rindge Village as it is; younger residents seem to see the need for the conceptual planning.
- Some in favor of plan, some opposed
- A clear distinction between West Rindge Village and the four corners
- Need to clarify existing regulations
- Planning versus development: the need to explain what planning is.
- Expressed concerns about higher density
- Better explanation needed to show gaps between existing zoning regs and proposed regs.
- Provide a history of this effort.
- Need better communication with the community
- Need to respond to letter to the editor and provide clarification.
- There is a misconception that the "Town" is going to develop and build a town center.
- Concern about soil based lot sizing and the fear of 'mansions built on postage stamp lots'.
- The sense that design guidelines would be preferable to design standards.

After some discussion, board members agreed that more education and communication with the public was needed to dispel myths and rumors and clearly explain this process and the history leading up to where we are today.

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- Carlotta Lilback Pini offered to create a tri-fold document that would answer some of the questions and to work with anyone who would like to volunteer to work on this. Roger Hawk said he would 'get it started' and then give it to the CPG Steering Committee.
- Roberta Oeser said that having these available at the Transfer Station in a waterproof plastic container (similar to what realtors use) would be an effective way to get the word out.
- Kim McCummings said that one-on-one meetings with landowners in these districts would be a good approach.
- Roger Hawk said that this information needs to be put on the town website.
- Kim McCummings said that addressing the lake committees, women's clubs and smaller groups would be a good way to get the word out.

Roger Hawk presented his Power point presentation which outlined:

- A suggested overlay to the Gateway Central district focused on the four corners.  
Several CPG Steering committee members felt that this suggested area did not support development due to ledge, rails to trails, septic system, state ROW, elevation and narrow strips of land. Roger Hawk said that he would distribute a copy of the map to committee members so that each could draw the outline of what would be a good overlay district.

Existing and proposed dimensional standards decreasing setbacks and frontage and allowing for soils based lot sizing and/or allowing shared well and septic

Existing allowed uses are okay but limit size to 5000 sq. ft. per use unless waived by the Planning Board.

- An outline of the Village Center Zone.
- An overview of Village Center uses and lot sizes, frontages, and existing and proposed setbacks and frontage requirements.
- An outline of the College District
- An overview of uses, existing and proposed setbacks and frontage requirements
- A lengthy discussion followed re: allowing pubs/taverns as an allowed use in this district, perhaps by conditional use permit or special exception and the impact therefrom.
- Architectural Design Features and suggested standards.

Roger Hawk thanked the board members for their input. He strongly encouraged the Board to consider Design Standards to the Gateway Overlay District and Design Guidelines for the Village District. He said that a lot of PR work is yet to be done before we get to the warrant articles. He said that there is a fair amount left in the budget to allow him to address small groups of the board's choosing. Roger Hawk asked the Steering Committee to review the list of organizations that was created for the June 25<sup>th</sup> meeting and to update that list.

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Chairman Stenersen asked Roger Hawk and the CPG Steering Committee to return to our regular Planning Board meeting which will take place on August 20, 2013 at 7:00 PM.

Adjournment: 9:10 PM

Respectfully submitted,

Susan Hoyland  
Planning Secretary