

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
October 15, 2013**

DATE: October 15, 2013 TYPE: Public Meeting APPROVED: November 5, 2013

TIME: 7:00 pm

CALL TO ORDER:

ROLL CALL MEMBERS: Chairman Kirk Stenersen, Hank Whitney, Bruce Donati, Kim McCummings (7:10pm)

ROLL CALL ALTERNATES: Holly Koski (8:20 pm)

EX OFFICIO: Roberta Oeser

PLANNING DIRECTOR: Mark Smith

PLANNING SECRETARY: Susan Hoyland

APPOINTMENT OF ALTERNATES

OTHERS PRESENT: Phyllis McKeen, Shirley Carney, Sam Bouchie, Ray Rodriguez, Larry Cleveland, Pat Martin, Sheldon Marsh, Steve Lindell, Sally Poikinen, Sue Cody, Mary Gilmore, Chris Gilmore, Robert Knight, L. S. Coleman, Jean Buffinton, Dan Leonard, John O'Day, Nancy LaBonne, Linda Bilodeau, Sharon R. Moffa, Rebecca L. Kohlhorst, Dan Kohlhorst.

1. ANNOUNCEMENTS

Mark Smith, Planning Director introduced himself to the audience.

Bruce Donati updated the board on the Pearly Pond Grant activity which included a walk of Kimball Road to inspect areas of concern. Erosion areas and remedies were discussed. The next step is to present a plan to lower phosphorus levels.

2. APPROVAL OF MINUTES

1. October 1, 2013 Public Session

MOTION: Roberta Oeser moved to approve the minutes of October 1, 2013, Hank Whitney seconded the motion. Vote: 4-0-0

3. PLANNING DEPARTMENT REPORT

- New Hampshire Planning and Land Use Regulation books, Order 2 books and 1 book with CD
- Press Release for Mark Smith. Kirk and Mark will work on this.
- Kirk asked all board members to shred applications from Non Public Session (or give to Susan to be shredded).
- Roger Hawk update: Kirk will try to contact Roger and get his thoughts.

MOTION: Roberta Oeser moved to consider requesting an extension due to the health situation if needed. Kim McCummings seconded the motion. **Vote: 5-0-0**

4. WORK MEETING

1. **DISCUSSION:** Budget

- Consider raising amount for advertising to \$2700
- Consider contracting for Master Plan when reviewing Consultant Fees.
- Look at last year's 12 month budget to get a better idea of expenses.
- Mark and Kirk to work on budget and review with Kim.

2. **DISCUSSION:** Ordinance changes for upcoming town meeting

The Board discussed some potential ordinance changes to be considered which may include:

- Tourist Home Definition
- Impact Fee which has been moved to Public Hearing
- Aquifer/Wetlands; suggested joint meeting with ConCom?
- Large Wind Energy/Solar Farms
- Sign Ordinance, sizes, recurring sign fees, internal illumination
- Clarify "access" and "productive use of land"
- Setbacks should be for buildings, not structures i.e. retaining walls
- Detached ADU's
- Definitions
- Appeal Process is wrong in some ordinances
- Zoning Districts to be lined up with property lines
- Gateway South District?
- Authority for Wetlands Ordinance, setbacks reviewed
-

Bruce Donati said that there was discussion at the Pearly Pond meeting of a Steep Slope Ordinance and asked if the Town of Rindge has this ordinance. The Town of Rindge does not.

3. **DISCUSSION:** Subcommittees

The Board discussed forming subcommittees for the following:

- Aquifer/Wetlands Subcommittee
- Zoning/ADU Subcommittee
- Alternative Energy Subcommittee (large wind and solar)
- Sign Ordinance Subcommittee

There was also discussion of completing work that has taken place on Site Plan Regulations and Driveway Regulations. Kirk will create a list and summarize what needs to be completed. He asked members to respond to him with which committees they would prefer to work on.

4. **DISCUSSION:** Building Committee Meeting.

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Vice Chair Kim McCummings asked if a discussion could be placed on a future agenda as to the process for naming private roads/drives with three or more residents. She said there is nothing in our application process for this and that this issue had come up at a Building Committee meeting.

Chairman Stenersen said that this concluded our agenda and asked if anyone in the audience would like to address the Planning Board.

Larry Cleveland asked the Board how many grants were involved with the Charrette.

- Kim McCummings said that the Charrette was developed through a single Plan NH event that took place approximately two years ago. A group of professionals and town's people took part in this event which produced the conceptual design that we know as the Charrette today.

Larry Cleveland asked for clarification about the two CPG grants that Carlotta had posted to the website.

- Kim McCummings confirmed that, while it was under several layers of names, these grants are partially funded through HUD. Kim McCummings apologized for misspeaking at the Concerned Citizens meeting, explaining that it was her understanding that these grants were New Hampshire Community Planning grants and only later did she learn that they are partially funded through HUD.

Chairman Stenersen said that having a discussion of this nature is an excellent idea, but that this item had not been placed on the Agenda for tonight's meeting. He said that because this was not posted on our agenda, he has concern that the general public had no idea that this discussion was taking place. It would be his preference to have this discussion at a properly posted meeting. He said that while this is not a legal requirement, he felt it was the right thing to do. Roberta Oeser agreed. Some audience members objected. Hank Whitney said that things were getting out of hand on the floor. He said that there is a lot to talk about, and that no one is trying to pull the wool over anyone's eyes. He said if someone in the audience has a question that they would like to ask, not a debate, not a discussion, not a lot of opinion, but a question, then we should hear that and give them an answer. Bruce Donati agreed with Hank Whitney. Vice Chair Kim McCummings said that it would make sense for this group to submit a list of questions in writing prior to the next meeting so that the Board would have time to do research to properly provide the information.

It was decided that a question and answer period with no debate or discussion would be appropriate for this evening and that this item would be placed on the agenda for the November 19th meeting for further discussion. It was agreed that this agenda item would be called "Planning Grants and Concerns".

An unnamed audience member asked for clarification of a \$12,000 grant that has already gone by. She asked if this money had been spent and on what.

- Roberta Oeser said that this money has been spent on planning and research.

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An unnamed audience member asked why more people were not aware of this grant. He asked why there was not more communication and notification to the public, aside from a newspaper advertisement. Another unnamed audience member said that more than a sign at the library or the post office or in the newspaper was needed for greater public awareness. She said a flyer being sent out would be absolutely mandatory.

- Roberta Oeser said that getting the word out to town's people is an issue that is being worked on.

An unnamed audience member asked how many grants the Town has received.

- Chairman Stenersen said he did not know. He said the Highway and Roadways apply for grant money, fire safety applies for grant money.
- Vice Chair McCummings said that would be a question for the Board of Selectmen. The Planning Board only knows about grants specific to planning.
- Roberta Oeser said that this group could attend the Board of Selectmen's meeting which does have a Citizen's Forum which is open to anything. She said the Planning Board's structure is a lot different.

It was asked why the town applies for these grants, is it because we don't have the money?

- Roberta Oeser replied yes.
- Chairman Stenersen said that the feedback from the voters is to not raise taxes and if it is the consensus of the town to do something, the money has to come from somewhere and grants are used to fund those projects.

Nancy LaBonne of Pine Eden Road asked for clarification of the two grants, the \$12,000 and \$25,000 grant. If we don't approve these, we don't have to approve what goes out for vote?

- Roberta Oeser said there have been two planning grants, the Community Planning Grant (CPG) Round One and the Community Planning Grant (CPG) Round Two which we are currently working on. These are both planning and research grants and not for housing.

Larry Cleveland asked if this was not the Charrette Round One and Charrette Round Two?

- Roberta Oeser said that the Charrette was something that the people did with grant money. A group of townspeople and professionals came together and outlined a vision for what might happen with Rindge in the future.
- Vice Chair McCummings said the group took input from the public and this group of individuals who donated their time got together and discussed the future of the town and then the professionals sketched out an interpretation from what they heard the group saying. It is a recommendation; it is not a plan that will necessarily be followed. It is merely a vision of what could happen. What the Planning Board then needs to do is to have a listening process to hear what folks would like to see happen from a design perspective, what things will fit

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and we need to take a look at our zoning regulations and see if the things that the public wants to have take place will be allowed in our present regulations. If they will not be, then we will make revisions to our zoning regulations and put that before the voters.

Larry Cleveland asked why we applied for and received \$37,000 to play with crayons on a piece of paper? He said it does not make sense to him that the town spent two years working on something that they will never do.

- Vice Chair McCummings said that the plan is a jumping off point. That we need to get out in front of development to protect the rural character of Rindge. It is important to be prepared so that our ordinances reflect what we want to happen so that we are protected from development that we do not want. This is our effort to have some control over our future destiny. It is a plan, it is a process, and it is a visioning process to get us thinking about what we would want.

Larry Cleveland asked what would stop a private person from receiving a HUD grant and building something.

- Roberta Oeser said that that would have to be approved through the town.

Sally Poikinen said that they feel it is not fair to them that someone signed for \$37,000 that they did not know about. They feel that they are trapped. How do they get out of this if the money is already spent? She asked how do we get this money back and how do we go from here?

- Roberta Oeser said that she is not sure where the concern comes from. She said this grant was applied for over a year ago; that there were Public Hearings for it and that this is not a grant to do anything physical. She said it is a very specific grant to do research, collect data and that the strings that are attached are that we are obligated to put forward regulatory and design changes that are recommended. This will be put before the voters. These suggested changes do not have to be passed by the voters. They can fail. There were a lot of town's people who attended and took part in the design Charrette which was a three day affair. A lot of this is just an idea of what might happen. She said she doesn't see this happening in her lifetime. She said: We have to comply with Federal Fair Housing Law which the town does; we are in compliance with all the federal requirements for housing. We are not doing anything; we are not accepting a grant to build anything. The land is yours, it is not ours, it is not the Town's so this was strictly to collect input from the town on what they would like to see. It is an idea, not the idea. Roberta Oeser said there is no trap, the only thing we are required to do is what we said we'd do.

Holly Koski arrived at 8:20pm

Steve Lundell asked if we wanted to organize voters and kill this thing, how would we do that?

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- Roberta Oeser said that you would do a protest petition. It has to be signed by a certain number of people and then the vote has to pass by over 60% not 50%. If the people in West Rindge don't like what's put forward, they can require a much bigger vote to get it to pass.
- Vice Chair McCummings said that if everyone will stay involved and come to the meetings and provide their input, then what the Board puts forward for changes will be in line with what this group is seeking and that is the purpose of this whole process. If nothing more than happened from the meeting is that people come forward and share their opinions, then the Board can shape the ordinances to those desires. And if you still don't agree with what is put forward, you can vote it down.

Greg Rodriguez said you people are doing a fantastic job. You do not get paid for this. I thank you for your service. We need to break down the walls and let's try to do things a little bit differently. I moved to Rindge because I love the environment just the way it is. I want Rindge to stay somewhat the same. That's all we are asking for. I believe you folks are supporting our values. It might be a consideration to hold a work meeting with the public. Lots of people have lots of different opinions. A large forum might be a good approach. How can we get \$37,000 without taking grants? How much would that raise our taxes? I think a work meeting to talk about this would be a good thing.

The meeting was adjourned at 9:20PM with a plan to meet again on November 19, 2013 at our regular work meeting.

Susan Hoyland
Planning Secretary