

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
November 19, 2013

DATE: November 19, 2013 TYPE: Public Meeting APPROVED: Dec. 3, 2013

TIME: 7:00 pm

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Chairman Kirk Stenersen, Hank Whitney, Phil Simeone, Charlie Eicher, Kim McCummings (7:10pm)

ROLL CALL ALTERNATES: Holly Koski, Burt Goodrich

EX OFFICIO: Roberta Oeser

PLANNING DIRECTOR: Mark Smith

PLANNING SECRETARY: Susan Hoyland

APPOINTMENT OF ALTERNATES: Burt Goodrich to sit for Bruce Donati, Holly Koski to sit for Kim McCummings

OTHERS PRESENT: Elizabeth Commerford, Phyllis McKeon, Gail Connor, Michael Connor, Dick Isakson, Bob Scribner, Kathryn Isakson, Susan Wessels, Harry Young, Patricia A. Martin, Dan Leonik, Rob Jackson, Bob Carney, Shirley Carney, Sharon Rasku, Rick Griffith, Brenda Lashua, Robert Knight, Paul Chambers, Paul and Victoria Jensen, Elize and Ty Taylor, Gillian L'eplattener, Alice Cole, Earl Cole, Gary Niskala, Sally Poikinen, Eric K. Poikinen, Barry Jacob, Carrie and Adam Patria, John and Cheryl Charron, Jo Ellen D'Ambrosio, Roni and Bob Hamilton, Nancy LaBonne, Evelyn Fogg, R. Hamilton, K. Geiger, John O'Day, W. Wright, Roger Hawk, Hawk Associates, Ben Frost, NH Housing

1. ANNOUNCEMENTS

2. APPROVAL OF MINUTES

- a. November 5, 2013

MOTION: Phil Simeone moved to accept minutes of November 5, 2013 with two corrections.

Vote: 6-0-1 Charlie Eicher abstained.

3. NEW BUSINESS

a. **CONSIDERATION OF** an application for Technical Subdivision submitted by Michael F. and Gail J. Connor; Ernest J. and Marilyn M. Yamartino; and Andre T. and Janel E. Aho. The property is located at Tax Map 1, Lots 10-23, 10-25 and 10-26 at Daria Drive. The applicants are seeking approval for a technical subdivision.

Charlie Eicher recused himself from this case.

Craig Francisco, Bedford Design, presented the case before the board.

Roberta Oeser asked about the shed that will not meet setbacks. Burt Goodrich said that this could be referred to Code Enforcement.

MOTION: Roberta Oeser moved to accept the application as substantially complete. Burt Goodrich seconded the motion. **Vote:** 6-0-0

Chairman Stenersen opened the public hearing. No one in the audience addressed the board.

MOTION: Roberta Oeser moved to approve the application for technical subdivision. Phil Simeone seconded the motion. **Vote:** 6-0-0

Kim McCummings arrived, Holly Koski left the table, and Charlie Eicher took his place at the table.

4. Planning Department Report

a “**DISCUSSION:** Planning Board workshop on the NHCPG-Round 2, with Roger Hawk

Roger Hawk provided the audience with some history on the concepts that are being presented this evening citing discussions that went back some 15 years leading us to where we are today.

Roger Hawk presented the following Draft Regulatory Amendments for consideration:

- Crossroads Overlay Zoning Amendment (an overlay to the Gateway district)
- Soils based lot sizing in the Village districts with a 150 foot lot frontage
- Amend the College zoning district to encourage “continuing care retirement communities” (CCRC)
- Develop design standards for new development in the crossroads zone.

He said that some of the key components of Design Standards could include:

- Variable roof lines (no flat roofs)
- Blank Walls (no more than 40 feet long) that are broken up by windows, doors and other features.
- Minimum 2.5 story height with residential or office uses above.
- Buildings close to the street with parking in the rear.
- 25% open space/landscaping including at least one tree for every four parking spaces
- Encourage cross access easements for parking, water and septic
- Promote good/safe pedestrian and bicycle circulation.

Roger Hawk said that the concept of the Crossroads Overlay would encourage smaller, community based businesses. Uses proposed to be no more than 5,000 square feet and could include housing, retail, business offices, professional offices, banks, restaurants and food sales, barber shops and hair salons, craft, gift and retail specialty shops and building services and trades. He said that most of these are already allowed uses in the Gateway districts. He provided a graphic for a suggested

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Crossroads Overlay District, recognizing that property owners would need to be contacted individually prior to making any final determinations.

The Board discussed:

- Design standards versus Design Guidelines
- Proposed changes to all of Village Districts in regards to soil based lot sizing/one acre minimum lot sizing.
- The amount of work needed to do prior to taking this to the town to be voted upon.
- The grant time frame which would end in June of 2014. (per Ben Frost)
- The need to hold a second listening session, date yet to be determined.
- The thought process for putting the boundary lines to the east of the railroad tracks (Crossroad Overlay District)
- The boundary lines for the overlay district. Roger Hawk asked for input from the Board.
- 150 foot frontage in village center, 75 foot frontage in the overlay zone
- Multi-family acreage requirements do not make sense-change Article V B 3 and VI B 3 and change these area requirements-(perhaps a warrant article for this would be in order)
- Discussion about the number of Warrant Articles needed for these changes
- CCRC (Continuing Care Retirement Communities)
- Architectural Guidelines via an Ordinance (guideline cannot be enforced, standard can be enforced.) Roger is suggesting Design Standards.
- The audience comments this evening and the question as to how to proceed from here.
- Protection of the town through planning versus the fear of losing property rights and the balance therein.
- If the Board still comfortable with the fit of the basic concept? Roger asked the Board if they want to continue with this proposal at this time?
- That Roger Hawk had captured the essence of what the townspeople have been saying and had done a good job offering suggestions toward protecting the rural character of the Town of Rindge.

Members of the audience weighed in with questions, concerns and comments which included:

- Concern for use of grant monies.
- Concern for septic and drainage issues at the four corners
- The change in the town since Route 202 was put in in the 1950's.
- The desire to keep Rindge a rural town.
- Concern about the cost of maintaining sidewalks
- Concern about increased traffic
- Concern about increased taxes
- Concern that their voices were not being heard. (*Chairman Stenersen said that the Planning Board was responding to a Town Wide Survey that was sent to all property owners in town. Approximately 27% of the townspeople responded and it was those responses that were used to shape this planning process.*)

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- The desire to keep the ‘center of Rindge’ in the area where the Meeting House is and not create a ‘new center’ at the 119/202 intersection.
- Bike Trails to Franklin Pierce
- Request to send out the town-wide survey again.
- The infrastructure and its future impact on fire, rescue, police and other town costs.
- Request for Town wide mailing to let people know about future meetings
- Request for how to find the grant documents (*Roberta Oeser said that these are on the town website under Grants.*)
- Request that the Town of Rindge employ someone who is certified in Contract Law to look over grants and contracts.
- Concern that there are strings attached to HUD money/Question about sending the money back and/ or getting out of the contract.
- Question as to how much of the latest grant has been spent.
- Question about future grants. (*Roberta Oeser said that we have recently applied for a trails grant*)
- Request that someone from HUD come to Rindge to address the fears and concerns/request that an attorney represent Rindge and come to a meeting to explain this.
- Confirmation that this is a wonderful democratic process and an invitation to all in attendance to get involved.

DISCUSSION: Southwest Regional Planning Commission

Roberta Oeser said that in 1993, the town voted to become a member of SWRPC. The only way to not be a member is by town vote. In 2009, it was decided to leave SWRPC (in an effort to cut budgets) but it was not realized that this had been voted on by the voters and that without a town vote to not belong, the town is obligated to belong. This year, the Planning Board and Conservation Commission paid for the dues. The Board of Selectmen has this on their agenda for tomorrow evening. Without a town wide vote to rescind the vote of 1993, this is a contractual obligation for the town.

Kirk Stenersen suggested putting this discussion on the agenda for the next meeting.

Ben Frost, NH Housing, said that he had given Mr. Greg Carson’s email address to a spokeswoman in the crowd. Mr. Carson is the NH State field representative for HUD. Ben Frost said that he told the woman that this process would probably work better if the Planning Board would invite Mr. Carson to attend a meeting with the townspeople and the planning board.

Meeting was adjourned at 10:30PM

Susan Hoyland
Planning Secretary