

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
January 6, 2015**

DATE: January 6, 2015 TYPE: Public Hearing APPROVED: January 20, 2015

TIME: 7:00 pm

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Chairman Hank Whitney, Vice Chairman Phil Simeone, Bruce Donati, Jonah Ketola, Charlie Eicher

ROLL CALL ALTERNATES: Holly Koski

ABSENT: Sam Bouchie, Cheves Walling, Roberta Oeser

EX OFFICIO: Roberta Oeser

PLANNING DIRECTOR (Interim): Kirk Stenersen

PLANNING SECRETARY: Susan Hoyland

APPOINTMENT OF ALTERNATES Holly Koski to sit for Sam Bouchie

OTHERS PRESENT: Alfred and Gillian L'Eplattenier, Cheryl McCabe Charron, Lisa Dumont, Roland Dumont, Mark Martin, Kim Sulin, Matthew Drew

Pledge of Allegiance

a. Call to order and Roll Call by the Chairperson

b. Appointment of alternates, if necessary

Chairman Hank Whitney appointed Holly Koski to sit for Sam Bouchie

c. Announcements

d. Approval of Minutes

1. December 2, 2014

MOTION: Phil Simeone moved to approve the minutes of December 2, 2014. Jonah Ketola seconded the motion. **VOTE: 4-0-2** Holly Koski and Charlie Eicher abstained.

f. New Business/ Public Hearings

1. **Notice of Voluntary Merger**, RA Weinberg Rev. Trust, Map 3 Lot 20-1-A and Map 3 Lot 20

Planning Director Kirk Stenersen said that he has reviewed this request and sees no issues with these merger requests.

Meeting Minutes
January 6, 2015
HW, PS, JK, CE, BD, HK, KS, SH

MOTION: Charlie Eicher moved to approve the Voluntary Merger request of RA Weinberg for Map 3 Lot 20-1-A and Map 3 Lot 20. Phil Simeone seconded the motion. **Vote: 6-0-0**

2. **Notice of Voluntary Merger**, RA Weinberg Rev. Trust, Map 3 Lot 24-4-2 and Map 3 Lot 23

MOTION: Charlie Eicher moved to approve the Voluntary Merger request of RA Weinberg for Map 3 Lot 24-4-2 and Map 3 Lot 23. Jonah Ketola seconded the motion. **Vote: 6-0-0**

3. **CONSIDERATION OF** an application for a Minor Subdivision submitted by Richard P. Drew, LLC, for property owned by Alfred and Gillian K. L'Eplattenier. The property is located at Tax Map 8, Lot 37-2 at Bancroft Road in the Residential-Agricultural District. The applicant is seeking approval for a three lot subdivision.

Chairman Hank Whitney said that the Board will now look at this application for completeness and asked Planning Director Kirk Stenersen to address the Board

Kirk Stenersen said that Richard P. Drew, LLC on behalf of Alfred and Gillian L'Eplattenier has submitted an application for approval of a 3-lot subdivision of land located at Tax Map 8 Lot 37-2, at 252 Bancroft Road. The subject parcel is approximately 83 acres, subdividing this into three lots; 22 acres; 12 acres and +/- 48 acres. The applicant has requested a waiver from Section V.2.B.1, V.2.B.2 and V.2.B.3 of the Subdivision Regulations regarding the requirement that the natural features, contours, test pit and proposed well location be shown. Kirk Stenersen said that, in his opinion, given the size of these lots, the Waiver Requests are reasonable and if the Planning Board grants the waiver requests, then the application can be considered substantially complete and the Planning Board will have the information necessary to make an informed decision.

Matthew Drew, working for Richard P. Drew LLC addressed the Board. He said he is here this evening to represent Alfred and Gillian L'Eplattenier. Mr. Drew said that, given the size of these lots, none of these require state subdivision approval. He said that the parent lot has working leach field and well and that the other two lots are not being built on at this time. For that reason, he believes the waiver requests are reasonable. Phil Simeone said that he has no issues with the Waiver Requests.

Bruce Donati said that on the plan references, it should say Cabinet 4 page 188 and not Plan Book 4 page 188. There is also an error on the plan referring to Map 7 where it should be Map 8. Matt Drew said these would be corrected.

MOTION: Phil Simeone moved to accept the minor subdivision application as substantially complete and to grant the waivers as requested. Charlie Eicher seconded the motion. **Vote: 6-0-0**

Chairman Hank Whitney asked Planning Director Kirk Stenersen to present his plan memo.

Meeting Minutes
January 6, 2015
HW, PS, JK, CE, BD, HK, KS, SH

Kirk Stenersen said that the proposed minor subdivision is located in the Residential-Agricultural District. There is no public infrastructure or utilities proposed. The existing parcel (Lot 37-2) is 3,599,039 square feet (82.62 acres). There is an existing home on proposed Lot 37-2 which is accessed off of Bancroft Road. The proposed Lots 37-2-1 and 37-2-2 are to be accessed off of Bancroft Road.

The proposed lots are as follows:

<u>Lot#:</u>	<u>Area (sq. ft.):</u>	<u>Area (acres):</u>	<u>Frontage (ft.):</u>
37-2-1	527,200 sq. ft.	12.10 acres	251.47 ft.
37-2-2	2,098,764 sq. ft.	48.18 acres	250.00 ft.
37-2*	973,076 sq. ft.	22.34 acres	608.76 ft.

- Shown on preliminary plan as 37-2

Planning Director Kirk Stenersen recommended approval of this minor subdivision subject to the following conditions:

- 1) The sheet numbering needs to be updated to be sheet 1 of 1 as there has only been one plan sheet submitted.
- 2) A note is to be added to the plan as to the compliance of the proposed lots with zoning requirements as per Section V.1.B.2 of the Subdivision Regulations.
- 3) The location of the existing well shall be shown on the plan.
- 4) The lot numbering needs to conform to Section V.1.B.4 of the Subdivision Regulations. Lot numbers should be Lot 37-2-1, 37-2-2 and 37-2-3.
- 5) The lot numbering on the Plan and in the “Insert Detail” needs to match; currently the largest lot is shown as 37-2-2 on the Plan and 37-2-3 on the “Insert Detail”.
- 6) The acreage of the large lot shown on the Plan and in the “Insert Detail” needs to be the same; currently the largest lot is shown as 2,099,000 square feet on the Plan and 2,098,763.5 square feet on the “Insert Detail”.
- 7) Monumentation (iron pins) shall be set at all new lot corners.
- 8) All applicable governmental permits shall be obtained.
- 9) Prior, during and after recording of the decision, the applicant shall be made aware that any conditions placed on this subdivision plan through other governmental or permitting agencies are hereby included in this approval.
- 10) This subdivision is subject to the Impact Fee Ordinance.

Meeting Minutes
January 6, 2015
HW, PS, JK, CE, BD, HK, KS, SH

Planning Director Kirk Stenersen said that these conditions are all minor in nature. He said that another item that he didn't catch, and Bruce Donati brought to his attention, should be added to these conditions.

“The 12 acre lot shown on the plan should say Tax Map 8, not Tax Map 7 as shown.”

Chairman Hank Whitney opened the public hearing.

Kim Sulin said that her question was based on all of this land. Is it all buildable? Is there any conservation land here? If someone were to come in, could 40 something houses go up if someone puts in a road? She said she was curious as to what would be the maximum number of houses that could go in here?

Chairman Whitney said that that would have to be another public hearing. A site development or PURD application would have to show a lot of engineering to delineate what lands could be built on. Right now, the Board is just looking at a three lot subdivision.

Kim Sulin said she has concerns as she lives in a really nice area and is concerned about this. Mark Martin asked Matt Drew to outline the boundaries of the larger lot. Phil Simeone asked Matt Drew where he would put the driveway on this. Matt Drew said that, personally, he would use the woods road.

MOTION: Bruce Donati moved to grant approval of the minor subdivision with the 11 aforementioned conditions. Charlie Eicher seconded the motion. **Vote: 6-0-0**

4. <u>CONCEPTUAL CONSULTATION:</u> Mark Griffin and Isaac French for Tax Map 1, Lots 9 and 22, property owned by ATA Construction, LLC, 18 Bradford Street, Rindge, NH 03461.
--

Chairman Whitney said that this applicant had contacted the Planning Office and asked that this be removed from the agenda.

h. Planning Office Report

DISCUSSION: Voluntary Mergers

Planning Director Kirk Stenersen said that Voluntary Mergers basically, by statute, must be approved unless a zoning violation would result from it. Two houses on one lot would be one example of that. It is the Planning Board's obligation to approve these. He said that, in the past, when we have had a Planning Director, the Planning Director would sign the mergers without

Meeting Minutes
January 6, 2015
HW, PS, JK, CE, BD, HK, KS, SH

coming to the Board for a motion on each one. While it doesn't matter to him either way, it would streamline the process and be more efficient. Charlie Eicher asked if the board would be informed. Kirk Stenersen said that they would be made aware of each merger that was signed. Hank Whitney said he is in favor of anything that would streamline the process.

MOTION: Charlie Eicher moved to delegate the authority to grant Voluntary Mergers to the Interim Planning Director with the condition that they provide updates to the board. Jonah Ketola seconded the motion. **Vote: 6-0-0**

DISCUSSION: Budget reduction

Interim Planning Director Kirk Stenersen said that the \$6500 line item in the budget for contracted services is under consideration for removal by the Board of Selectmen (BOS). Susan Hoyland said through a conversation with Ellen Smith, it is her understanding that the Planning Department has not provided the BOS with enough detail to convince the Board of Selectmen that this money is needed. Tomorrow night is the Board of Selectmen's meeting. Phil Simeone asked what this money was set aside for. Kirk Stenersen said that this was for reviewing and possibly updating the Master Plan. Kirk Stenersen said, he could do this, but it is questionable if he can do it within the time he is budgeted for. It is going to take some time; it is not going to happen in two weeks. Phil Simeone said that he believes we should try to keep most of this and someone should attend the BOS meeting. Phil Simeone cannot attend as he will be out of town; Kirk Stenersen cannot attend as he has another commitment; Hank Whitney cannot attend as he will be out of town. Charlie Eicher and Holly Koski said they would be attending this meeting.

Charlie Eicher asked what was expended from this account in the past and what it was expended for. Kirk Stenersen said that he did not have the numbers in front of him. Susan Hoyland said that some of these funds were used to supply the cash match for planning grants and for hiring consultants such as Stu Arnett and Roger Hawk to assist the office in regulatory reviews and other projects. This year, it was earmarked for the Master Plan.

Kirk Stenersen said that he has started going through the Master Plan and disagrees with Roberta Oeser that it is current and applicable. He said, however, that is just his opinion and what counts is what the Planning Board decides needs to be done. Charlie Eicher asked how much it would cost to go through the Master Plan and decide what changes are needed. Kirk Stenersen said that he could not say precisely but had considered the \$5000 based on his reduced rate. He said you will not get an outside consultant to work at that rate. Charlie Eicher said that this \$5,000 then would be just to review and not to actually make any changes. Holly Koski said that she knows, from having attended previous BOS meetings that the cost to print the Master Plan on card stock is not something the BOS feels is necessary. Holly Koski said that Roberta Oeser had tried to defend some of this money as being needed for printing. Phil Simeone said that it would take the formation of a subcommittee and perhaps a year before we will be ready to do any printing. For right now, we need the budget money to have a consultant review this.

Meeting Minutes
January 6, 2015
HW, PS, JK, CE, BD, HK, KS, SH

Charlie Eicher asked if Kirk Stenersen could make a list of what needs to be changed, so that if someone is at the BOS meeting tomorrow night, they would have some guidelines to share with the BOS. Chairman Hank Whitney said that the Planning Office has an abbreviated staff right now; we have cut our budget two years in a row and we are maxed out right now taking care of other things. If we are going to work on this master plan, it will have to be with outside consultants even if it is just a short review. Chairman Whitney said he believes it should be reviewed.

Chairman Whitney asked what the law is on reviewing this. Susan Hoyland said that the law is very vague as to the time for this. NH OEP (New Hampshire Office of Energy and Planning) suggests 5-10 years but she was unable to find any hard time requirement in the NH RSA (New Hampshire Revised Statutes Annotated). Charlie Eicher asked if there is any penalty for not reviewing this. (No one knew the answer to this). Jonah Ketola said that perhaps the Selectmen are looking at this and thinking that right now, no one knows what to do with the Master Plan, why not save the money for the taxpayers? Kirk Stenersen said that the Planning Dept. has reduced its budget year after year and other departments are not doing that. Phil Simeone asked if it could be postponed. Kirk Stenersen said that it could not be, this is the last night. Charlie Eicher and Holly Koski said that they could attend, and if given a list of what the Board needs, they would be happy to share that. Kirk Stenersen said he could put something together. Charlie Eicher asked Susan Hoyland to be sure to email this to the Board so that they would have it and that Kirk Stenersen give Ellen Smith a copy of this list as well.

Adjourned at 8:00 PM

Respectfully submitted,

Susan Hoyland
Planning Secretary