

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
October 2, 2012**

DATE: October 2, 2012 **TYPE:** Planning Board Meeting **APPROVED:** Nov. 6, 2012
TIME: 7:00 pm – 9:30 pm
CALL TO ORDER: 7:00 pm
ROLL CALL MEMBERS: Chairman Kirk Stenersen, Vice Chairperson Kim McCummings, Phil Simeone, Hank Whitney,
ROLL CALL ALTERNATES: Charlie Eicher
EX OFFICIO: Roberta Oeser
PLANNING DIRECTOR: Matt Henry
PLANNING SECRETARY: Susan Hoyland
APPOINTMENT OF ALTERNATES: Charlie Eicher for Mike Quinlan
OTHERS PRESENT: Roger Hawk, Stuart Arnett, Valerie and John Ross, Donna McElroy, Jonah Ketola, Jason Gorman,

CALL TO ORDER:

Chairman Kirk Stenersen called the meeting to order at 7:00pm. Alternate Charlie Eicher was seated for Mike Quinlan.

ANNOUNCEMENTS

There were no announcements.

APPROVAL OF MINUTES

- 1) September 18, 2012

The following corrections to the minutes were made:
Change “cut pits” to “cut depths”.

Motion: Roberta Oeser moved to “approve the meeting minutes September 18, 2012”.
Phil Simeone seconded the motion. Vote: 6-0-0

NEW BUSINESS

a. Hawk Associates

Matt Henry invited Roger Hawk of Hawk Associates and Stuart Arnett, of Arnett Development Group to address the Board to give their final report and opinion on the REDI Implementation Tasks. Matt said that tonight’s presentation was intended to close out the contract, give a final opinion; and hopefully answer any remaining questions that Board members might have.

A lengthy discussion followed which included:

1. Revealed proposed boundary of TIF and RSA 79E
2. Revealed proposed infrastructure that could be used for TIF
3. Rindge should market “charm” and “people” and focus on construction, retail and administration
4. Considering Mountain Road improvements to include bikes lanes, walking trails and sidewalks to connect Franklin Pierce College to West Rindge Village
5. Expansion of Broadband services.
6. Recommendation to amend the wording for Permitted Home Occupation uses and Home-Based Businesses and suggestions for parameters.
7. Town should not be involved in having a database of vacant commercial land but should be in discussion with realtors and have links on the Town website.
8. Town should commit to \$10,000 annually.

Chairman Stenersen thanked Roger Hawk and Stuart Arnett for their presentation.

Chairman Stenersen announced the next order of business as:

CONSIDERATION of an application for site plan review for a religious place of worship and bible study submitted by Jonah Ketola on behalf of John 3:16 LLC. The property is located at Tax Map 29 Lot 001 at 64 Butterfield Road. The applicant is seeking approval to use a single family home as a religious place of worship in the Residential-Agricultural zone. If accepted as complete, a Public Hearing will follow or be scheduled.

Matt Henry said that this application involved neither new external construction nor additional impervious surface areas; the proposal is strictly to allow the use. The applicant has provided the Planning Board with the information necessary to make an informed decision and therefore, Matt Henry recommended that the Planning Board move to accept the application as complete, grant the waivers and open the public hearing:

MOTION: Phil Simeone moved “to accept the application as complete with the following waivers: Section VI, A, 2 & 3- Requiring surveyed boundary lines conducted a by surveyor/PE; Section VI, A, 4: Grades, drainage, contour intervals; Section VI, 12, - Soils data.” Hank Whitney seconded the motion. Vote: 6-0-0

Chairman Stenersen asked Matt Henry to brief the board on this application.

Matt Henry informed the board of the history leading up to this application.

1. When Jonah Ketola first approached Matt Henry, he shared that presently, he is hosting a bible study group out of his home. Matt Henry advised Jonah Ketola that his present use (inviting 25 friends over on a bi-weekly basis for a ‘book club

or other personal gathering?) would not require site plan review (as long as the activity was kept within that scope and there were no negative impacts related to traffic, parking, etc.).

2. However, with further discussion, Jonah indicated that his hope for the future would be that the house becomes a popular site for worshippers to gather and might expand to include outdoor recreation, music and more organized worship.
3. Matt Henry then explained to Jonah that he had two options.
 - a. Apply for Site Plan Review at a later date: (before the site is expected to surpass the ‘small book club or personal gathering’ capacity).
 - b. Apply for a Site Plan Review Now: (for what you predict the place of religious assembly will expand to in the future - to include impacts that could potentially occur on the site when it expands).
4. Jonah Ketola chose to apply for site plan review at this time for activity that will potentially take place in the future.

Matt Henry advised the Planning Board to examine the application on its merits and not think of it as “religious” in nature but compare it to other “non-religious” uses with similar impacts. (I.e. Bible Study vs. Book club; Church vs. Elks Lodge)

Matt went on to say that the site is located at Map 29 Lot 01 in the Res-Agr Zone. As of March 2011, places of religious worship are allowed by right in the Res-Agr Zone. Prior to that date, they required a Special Exception.

Charlie Eicher asked about parking. Jonah Ketola showed slide of the driveways which are quite long. A discussion ensued and Jonah Ketola assured the board that off-street parking would not be an issue.

Roberta Oeser asked if he was connecting two driveways. Jonah replied that he had put a little dirt there.

Chairman Stenersen asked if the house is rented. Jonah Ketola said the house is rented.

Kim McCummings asked for clarification that this is for a weekly bible study.

Matt Henry and Jonah Ketola said that this site plan review was for future potential activity as the bible study is an allowed use at this time without the site plan review.

*Chairman asked for any further questions from the Board.
Chairman Stenersen opened the Public Hearing.*

John Ross (who identified himself as a neighbor who lives across the street from Jonah) spoke in favor of the application. He said that since he and his wife had moved in 2006, they couldn’t ask for

a better neighbor. He added that when Jonah built his place, he spoke with him and said if it gets noisy, if they go too fast down the road, let him know and he'll stop it. Mr. Ross said he wanted to be here this evening to say that everything is handled very professionally and he supports Mr. Ketola in this application.

Valerie Ross (wife of John Ross and neighbor of Jonah Ketola) spoke in favor of the application. She said that Jonah's bible study group is enhancing the property. She said it is very quiet and expressed her support for Jonah and what he is doing.

Donna McElroy, (North Street) spoke in opposition to this application. She said that she feels this is opening a can of worms and referred to this as a potential Christian Outreach II. Donna McElroy asked about the impact to sewer and traffic and asked the Board to be careful so that it doesn't turn into another fiasco. She said she is here to express past bad experiences.

Matt Henry clarified that the applicant is reviewing it now in the event that it grows. The Planning Board is able to place limitations on it now, limitations that were not placed on Christian Outreach.

Hank Whitney said that Jonah Ketola should be applauded for coming before the Board now, thus giving the public the opportunity to speak.

The Board reviewed the following recommended conditions made by the Planning Director, Matt Henry:

1. The Religious Place of Worship is limited to the scope outlined in the Site Plan presented to the Planning Board on October 2, 2012. Further expansion of use and other land changes will require a new application. This is intended to only mean expansion associated with the Place of Worship. All expansion associated with the residential use of the property do not require further site plan review.
2. Due to the fact that Butterfield Road is located within the Res-Agr Zone and there are residences residing along the road and there is an elderly housing facility to the southwest, the applicant shall be limited to:
 1. No more than 20 vehicles to be parked on the site at any given time. Only off-street parking is permitted in accordance with the approved Site Plan.
 2. The existing wood line buffer shall be maintained (or increased).
 3. Hours of operation shall be from 8:00AM to 7:00PM
3. It is the applicant's responsibility to maintain a dialogue with the Town of Rindge Building Inspector and Fire Department to ensure they continue to meet the appropriate Building/Fire code requirements for their level of use.

After some discussion, the Board opted to change the recommended hours of operation from 8:00 AM to 7PM to 8:00AM to 10 PM.

MOTION: Phil Simeone moved “to accept the application with the 3 aforementioned conditions changing the time from 7PM to 10 PM.” Charlie Eicher seconded the motion. Vote: 6-0-0

Chairman Stenersen announced the next order of business as:

- a. **CONSIDERATION** of an application for site plan review for a recreation facility submitted by Hampshire Country School. The property is located at Tax Map 8, Lot 36 at 28 Patey Circle. The applicant is seeking approval to construct a 63.5' x 35' (2,222.5 sf) recreation facility. If accepted as complete, a Public Hearing will follow or be scheduled.

Chairman Stenersen asked Matt Henry to brief the board on this application:

Matt Henry said that this is a straight forward application. He said it is minor in nature, and that the applicant has provided the Planning Board with the information necessary to make an informed decision. Matt Henry recommended that the Planning Board accept the application as complete and grant the following waivers since the site is on such a large parcel.

Section VI, A, 2 & 3: Requiring surveyed boundary lines conducted by a surveyor/PE.
Section VI, A, 4, - Grades, drainage and contour intervals
Section VI, A 12, - Soils Data
Section VI, B, 16 – Stormwater Management Plan

MOTION: Roberta Oeser moved” to accept application as complete and grant the four state waivers”. Kim McCummings seconded the motion. Vote: 6-0-0

Chairman Stenersen opened the Public Hearing.

Matt Henry said this is a legal non-conforming use; allows for natural expansion, there is neither traffic impact nor parking altered nor any affect to public neither infrastructure nor water/sewer hook ups. Matt Henry went on to outline three conditions as:

1. The Site Plan approval is limited to the scope outlined in the Site Plan presented to the Planning Board on October 2, 2012. Further construction, significant plan changes or expansion of use will require a new application
2. Any conditions placed on this Site Plan through other governmental or permitting agencies are hereby included as a component of this approval.
3. It is the applicant’s responsibility to maintain a dialogue with the Town of Rindge Building Inspector and Fire Department to ensure they continue to meet the appropriate Building/Fire code requirements for their level of use.

Jason Gorman of Digz Excavating addressed the Board by stating that this is a recreational building being built on the foundation of a former barn. The barn was demolished several decades ago.

Chairman Stenersen asked for any further questions from the Board.

Chairman Stenersen closed the public hearing.

**MOTION: Kim McCummings moved “to approve the application with the three aforementioned conditions”,
Roberta Oeser seconded the motion. Vote: 6-0-0**

OLD BUSINESS:

PLANNING DIRECTOR REPORT

Kim McCummings advised the Board that the November meeting fell on Election Day. Matt Henry reminded the Board that he will be away on military duty from October 12 through October 26. After some discussion, it was determined that a Planning Board meeting will not be held on October 16, but that the Board will meet on November 6, 2012.

Matt Henry passed out Driveway Access Regulations amended October 1, 2012 as well as Small Wind Energy System Ordinance of 9/28/2012.

Matt Henry reported the following:

1. Subcommittee Meeting Times and Updates
2. Updates: Regulatory review: Contract Executed
Step 1: Outreach.
Excavation Permit – Awaiting Bond
3. Workshops/Meetings
FPU Student Gov. Oct 3, 2012
Essentials for Planning and Zoning Boards Sat Oct 27
4. Bonds
Gillis Lane – reduced
Michael Drive – Revocation Consideration
Matt stated that the only tool the town had to put pressure to renew this bond was revocation. (RSA 676.4-a) Kirk expressed concern for what would happen to lots not owned by the developer. It was decided to discuss this at the next Planning Board Meeting.
5. Upcoming Meetings/Review Status
November 6, 2012
Form/Fee Revisions
Driveway Regulations
Small Wind Energy System

ADJOURNMENT

The meeting was adjourned at 9:25 pm.

NEXT MEETING

Nov 6, 2012

Respectfully submitted,

Susan Hoyland
Planning Secretary