

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
December 13, 2005**

DATE: December 13, 2005 TYPE: Work Meeting DATE APPROVED: 01/03/06
TIME: 7:00PM-9:00 PM. James Hoard

CALL TO ORDER, at 6:00 PM

ROLL CALL: James Hoard, Dick Isakson, Art Fiorelli, Tom Coneys, Keith Halloran, Doug Gutteridge, Kim McCummings, Roberta Oeser, Jo Anne Carr,

ALTERNATES

Dick Isakson for Dr. Parker

De-brief – recent Planning Workshop with Randall Arendt

The Board reviewed Randall Arendt’s memo “Report on Commercial and Mixed-Use Design Workshop, 11/19/05”, and how his suggestions can be incorporated into the Master Plan.

Impact Fee

The change would be to apply the impact fee to commercial development as well as residential. Any new development will now be Subject Fee. Commercial impact fees are assessed by square footage.

The Board discussed in detail the Commercial Impact Fee. The Fee Schedule will be discussed at the next work session.

Sign Ordinance

There was nothing to report. The Sign Ordinance will be discussed at the meeting of December 20, 2005.

Flood Plain

The Board discussed changes to the Ordinance that were submitted by FEMA.

Accessory Dwellings

The Board Discussed adding a new Accessory Dwelling Ordinance. Dave Tower made a motion that the minimum size of an Accessory Dwelling be a minimum of 300sq ft and a maximum of 25% of the total square footage of the total floor area of the principal building and ADU James Hoard 2nd the motion was carried unanimously. Dave Tower made a motion to post the ordinance for Public Hearing Tom Coneys 2nd the motion passed unanimously.

Jo Anne will add a definition of ADU’s to zoning.

Article IX

An administrative correction requiring residential uses for non conforming empty lots in the Residential Districts and not mandating residential uses in the Commercial or Business Light Industry Districts.

Roberta Oeser made a motion to post the following zoning changes for public hearing.

- ◆ Impact Fee
- ◆ Flood Plain
- ◆ Article IX

Tom Coneys 2nd the motion was passed unanimously.

FY 2006 Budget

Jo Anne reviewed the budget with the board. Remaining funds in “Contracted Services” will be encumbered by the Master Plan. Jo Anne stated that she circulated language to the Master Plan Committee to consider putting a Warrant Article on the ballot for the updating of the Master Plan in the event that a default budget is adopted. She asked the board if they wanted to consider the Warrant Article in addition to the budget request, and drop the Warrant Article if the budget request is approved. The Board decided to leave it in the budget and not submit a Warrant Article. Dave Tower made a motion to accept the budget Tom Coneys 2nd. The motion was carried unanimously.

Dave Tower motioned to adjourn Tom Coneys 2nd

Meeting Adjourned 9:55 pm

NEXT MEETING

December 20, 2005

Respectfully submitted,

Robyn Payson