

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
December 30, 2008**

DATE: December 30, 2008 TYPE: Public Hearing DATE APPROVED: 02/17/09

TIME: 7:00PM-PM CHAIR: Kim McCummings

CALL TO ORDER: 7:00PM

ROLL CALL MEMBERS: Kim McCummings, Dave Tower, Roberta Oeser, Rick Godin,

ROLL CALL ALTERNATES: Art Fiorelli

EX OFFICIO: Burt Goodrich

PLANNING DIRECTOR: Jane Pitt

PLANNING ASSISTANT:

APPOINTMENT OF ALTERNATES Art Fiorelli for Kirk Stenersen

Announcements

Jane announced the public hearing in New Ipswich regarding the proposal by Green Crow Corporation to upgrade Binney Hill Rd. on January 13. Jane said that they were attempting to get members of the Road Committee to attend the meeting.

GMO Permits

Jane said that it might be necessary in the future, for the subcommittee's to consider what constitutes a "complete" building permit in reference to the GMO. Dave Tower and Kim McCummings agreed.

WORK MEETING

Schedule for Public Hearing for Citizens' Petition

Submitted by Jason Czekalski

Jane said that the hearing on this petition needs to be scheduled for the first public hearing following the acceptance of the petition. That meeting will be January 13th. This is the date any changes to the amended ordinances will be presented to the public. The petition article is the same verbatim as the petition submitted for last year's Town Meeting.

The Planning Board will be required to vote in favor or not of this article at this meeting.

Subcommittee Reports

No Subcommittee's have met.

Budget Update

Jane reported that the budget process has been slow and she suspected that she would receive information soon as to when the BOS budget hearing will be scheduled.

Planning Director Performance Review

Kim asked for Jane's response to her review. Jane said she did not have a problem with it.

Senior Housing/Workforce Housing

Jane said Work Force Housing has been slow. There has been a problem with Senior Housing. There has been a dispute about wetland delineation. Burt Goodrich said that he was at the ZBA

meeting and said that the conceptual layout presented by Keith Thibault was different from what was sent to the ZBA ahead of time. There were also concerns about wetland delineation and the Conservation Commission had some concern as well. After a lot of discussion, the ZBA voted to continue the hearing because they did not feel they had sufficient information. Therefore, they continue the hearing to December 23. After the storm, it was agreed to continue it further to January 27.

PUBLIC HEARINGS

Amend the Rindge Aquifer Protection District Ordinance

Rick Godin gave an overview of the changes to the Ordinance

Roberta pointed out that she believed this ordinance was adopted as an Innovative Land Use Control, and that the statutory references at the beginning of the ordinance were incorrect.

Dave Tower made a motion to submit this ordinance to Town Counsel for appropriate statutory references and remedies on appeal and that such changes be incorporated into the ordinance for the next public hearing. Burt Goodrich seconded the motion. The motion carried unanimously.

Roberta spoke against the changes to the ordinance.

Kim opened up the hearing to the public.

Phil Stenersen of 29 Rand Rd. said the Board needs to keep in mind the landowner's rights and the adjacent owner's rights to have pure water and balance that in a reasonable way.

Rick said that this would only affect the Aquifer Protection District. This was not a town wide ordinance.

Jane said she has watched this process for months as the subcommittee worked through the ordinance and she saw them working hard to strike a balance between individual landowners and protecting the water.

24 Butternut Rd said it's not right for the land owner to have to pay to change the line of the Aquifer district.

Roberta made a motion to remove "Code Enforcement Officer" and "Conservation Commission" from section II paragraph B because she did not believe they have any standing. She said she thought it was only the applicant's and abutters and did not believe putting them in the ordinance grants them standing for appealing decisions of the Planning Board.

Following discussion, Jane said she would review and revise the language in section II B.

Roberta made a motion to remove the paragraph at the end of number 6 that allows the Planning Board to ask for peer review. Dave Tower seconded the motion. The motion failed with Roberta voting Yes

Dave Tower made a motion that the Aquifer Protection District Ordinance be prepared for the next Public Hearing to be held January 13, 2009 in accordance with the recommendations from Town Counsel. Art Fiorelli seconded the motion. The motion carried with Roberta voting No.

Amend the Rindge Sign Ordinance to allow off-premises real estate directional signs.

Roberta reviewed the amendment to the Sign Ordinance.

Burt Goodrich said that he had attended all the meetings with the realtors and felt that this sign was an excellent compromise

Roberta made a motion to post the final form of this amendment to the Rindge Sign Ordinance to be posted on the warrant on the Town meeting March 10, 2009. Burt Goodrich seconded the motion. The motion carried Dave Tower abstained.

Amend the Rindge Sign Ordinance to add the Gateway East and Gateway Central Zoning Districts to the provisions of the Sign Ordinance; provide size specifications for charitable, political, seasonal and temporary signs; and make other minor technical corrections.

Roberta reviewed the amendments to the Sign Ordinance.

Roberta made a motion to post the final form of this amendment to the Rindge Sign Ordinance to be posted on the warrant on the Town meeting March 10, 2009. Burt Goodrich seconded the motion. The motion carried unanimously.

Amend Zoning Ordinance, Article XIX (Definitions), Paragraph 31 (Student Housing)

Dave Tower made a motion to post the final form of this amendment to the Rindge Zoning Ordinance to be posted on the Town Meeting warrant March 10, 2009. Burt Goodrich seconded the motion. The motion carried unanimously.

Amend the Zoning Map by removing Tax Parcel 2-45 (Dale Farm Road) from the Business/Light Industry Zoning District and placing it in the Residential/Agricultural Zoning District.

Dave Tower made a motion to post the final form of this amendment to the Rindge Zoning Map to be posted on the Town Meeting warrant March 10, 2009. Burt Goodrich seconded the motion. The motion carried with Roberta Oeser voting No.

NEXT MEETING

January 13, 2009

Respectfully submitted,

Robyn Payson