

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
January 2, 2006**

DATE: January 2, 2006 TYPE: Public Hearing Date Approved 02/06/07

TIME: 6:00 PM-11:30 PM. Kim McCummings Chairperson

CALL TO ORDER, at 7:00 PM

ROLL CALL: Kim McCummings, John Vorfeld, James Hoard, Jed Brummer, Dave Tower, Deb Sawyer, Art Fiorelli, Keith Halloran, Doug Gutteridge, Dr. Gerald Parker, Jo Anne Carr, Robyn Payson

ALTERNATES None Appointed

6:00pm – 6:45 Non Public Session per RSA 91-A:3 at the Selectman’s Meeting Room

7:00 PM Public Hearing Rindge Meeting House

In attendance- Roberta Oeser Tom Coneys Jason Czekalski, Judy and Les Cypret, Candice Starrett, Ed and Jill Lamoureux, Tom and Katie Duffy. Also present was Code Enforcement Officer David Duvernay.

Kim McCummings opened the hearing. She asked the board to consider moving the opening items on the agenda to the end of the meeting. Dave Tower made a motion to do that, Jed Brummer 2nd motion carried unanimously.

ZONING

The hearing began with Jo Anne presenting the slide show demonstrating Village Plan Alternative type development, which allows the same density as a conventional design but with a more efficient use of the land.

Dave Tower reviewed the amendments to the Zoning Ordinance which included those which resulted from the Public Meeting January 2, 2007.

Gateway District

Tom Duffy raised a question about Residential Development which was not allowed in the Commercial District, will now be allowed in the Gateway district. Subdivision for the purpose of single family housing is prohibited. In the mixed use district the residential development is intended to be multi family which will lend itself to mixed use.

There was discussion about allowing single family housing to be built in the Gateway District. The concern was to bring into conformance the existing homes but not to allow any new single family homes be built. Doug Gutteridge asked that it be noted in the record that he was opposed to prohibiting new single family homes being built in the Gateway District.

Judy Cypret said that new Single Family homes should be prohibited so not to create conflicts between residents and commercial uses.

Jason Czekalski said existing homes should be allowed so someone can put up a shed without having to go to the Board of Adjustment, but new single family homes should be prevented from being built.

The consensus of the Board was to protect the rights of existing single family home owners, but not allow any new single family homes.

Jill Lamoureux raised the issue of the appropriateness of gas stations in the gateway district. Dave Tower responded by saying that the main reason they are allowed is because the existing gas stations in town are already located in the Gateway District and the Board did not want to make them non conforming uses.

Tom Coneys said that he supports the idea of Gateway District but feels that uses from Business Light Industry District should be allowed as well as Commercial.

Katie Duffy asked if service roads would be allowed to go along with the contour of the land or if the Board would require they be laid out in a proscribed way. Dave Tower said that conceptually the Board thinks its better for buildings to be closer to the road with parking in the back but that can't be the case for every project.

Jason Czekalski said that 50' setbacks in the Residential, Residential Agricultural and Village Districts are too wide and are not consistent with Rural Character. He said that 25ft would be more reasonable. Dave Tower said that he agreed that was an issue and the Board would be considering changing setbacks in the future.

Sign Ordinance

Jo Anne said per input from the public from the previous discussion, the Sign Ordinance has been given to the Economic Development Committee for review. The changes being proposed for Town Meeting this year will go forward and further recommendations from the Economic Development Committee will be considered next year.

Jason Czekalski said that he had only one complaint about the Sign Ordinance, which was that the fee schedule could be changed by the Selectmen. He felt that the people should have input into any change in fee structure.

Les Cypret said that a properly designed internally lit sign causes less light pollution than externally lit signs.

Roberta Oeser said that Randal Arendt recommended the black background and light lettering for internally lit signs. She also said that charging \$50.00 per year for Real Estate signs was excessive.

Jo Anne said that as the town currently has no lighting standards the Board wishes to prohibit internally lit signs. Once lighting standards have been adopted, internally lit signs may be allowed. It is important to remember that the Sign Ordinance will be revisited in a year to incorporate input from the EDC.

Tom Duffy said that the signs that are not internally lit are very difficult to see. Kim pointed out that the Walmart and Cheshire Marketplace signs are externally lit and one is able to see them clearly from the highway at night.

Tom Coneys said that it is premature to propose a Sign Ordinance that has not been reviewed by the Economic Development Committee. He also said, as a landlord he has properties where he has no control over the signs and he felt that the tenant or permit holder should be held responsible for sign issues and not the owner of the building because he may not necessarily know what the tenant is doing with a sign.

Jason Czekalski said that towns like Littleton allow internally illuminated signs and they fit in well with the Rural Character. He suggested a one year moratorium rather than prohibiting internally lit signs all together.

Doug Gutteridge stated that the new Atlas Fireworks sign looked good to him.

Keith Halloran said there were permanent directional Real Estate signs at Hubbard Hill and Main St. and the intersection of South Main St and Route 202. They are not temporary.

Jason Czekalski thanked the Planning Board and the Sign Committee for bringing forward an updated Sign Ordinance. He said that although it is not perfect, it is a step in the right direction.

Kim closed the public hearing and the Board made the final adjustments to the Ordinances for final public hearing January 16, 2007

Budget

The Board reviewed the 2007 budget in preparation for Kim to defend it to the BOS. Dave Tower made a motion to approve the budget Deb Sawyer 2nd Motion Carried James Hoard –No

Art Fiorelli made a motion to move into non public session at 11:00pm Deb Sawyer 2nd motion carried.

Meeting Adjourned 11:30 pm

NEXT MEETING

January 9, 2006

Respectfully submitted,

Robyn Payson