

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
January 3, 2012**

DATE: January 3, 2012 TYPE: Planning Board Meeting APPROVED: February 7, 2012

TIME: 7:00 pm –9:00 pm CHAIR: Kirk Stenersen

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Kirk Stenersen, Kim McCummings, Hank Whitney, Mike Quinlan, Dave Tower

ROLL CALL ALTERNATES: Phil Simeone

EX OFFICIO: None

ACTING PLANNING DIRECTOR: Robyn Payson

APPOINTMENT OF ALTERNATES: Phil Simeone for Tim Halliday

Announcements

Robyn reported she received preliminary information from Dubois & King on the four corners.

Robyn described the maps and information she was gathering for Plan New Hampshire.

Fast Roads

Carol Monroe

Robyn introduced Carole Monroe, the Executive Director of the Fast Roads Project was invited in to describe the equipment that Fast Roads will be installing and how it relates to the newly adopted Telecommunication Ordinance. Robyn felt this would be valuable to the Board because the technology was not addressed in the new ordinance.

OLD BUSINESS

Meeting Minutes

December 20, 2011 Mike Quinlan made a motion to approve the minutes of December 20, 2011. Phil Simeone seconded the motion. The motion carried unanimously.

NEW BUSINESS

Public Hearing Zoning Amendments:

Zoning Ordinance

1. Amend Article IV. (Residential District), Paragraph A (Uses Permitted) of the Zoning Ordinance as follows: by deleting subsection “a.” under number 4 (Bed and Breakfast Establishments) in its entirety which presently reads:

“The proposed Bed & Breakfast must be located in a residential structure that exists as of the effective date of this amendment (3-13-90).”

Kim McCummings made the following motion:

I move that the Planning Board approve the final form of this amendment to the Zoning Ordinance: Amend Article IV. (Residential District), Paragraph A (Uses Permitted) of the

Zoning Ordinance as follows: by deleting subsection “a.” under number 4 (Bed and Breakfast Establishments) in its entirety which presently reads:

“The proposed Bed & Breakfast must be located in a residential structure that exists as of the effective date of this amendment (3-13-90).”

and that the same be presented to the voters at the Town Meeting on March 13, 2011.

Mike Quinlan seconded the motion. The motion carried unanimously.

Impact Fee Ordinance

2. Amend the Rindge Impact Fee Ordinance by amending paragraph B, number 3, subsection d. by adding the words “or location”. The provision as amended will read:

“The conversion of an existing use to another use if such change creates a net increase in the demand on public capital facilities that is the subject of impact fee assessments. New development shall not include the replacement of an existing manufactured home, or the reconstruction of a structure that has been destroyed by fire or natural disaster or replacement of an existing structure where there is no change in its size, density, type of use, **or location**, and where there is no net increase in demand on the public capital facilities of the town of Rindge.”

Kim McCummings made the following motion:

I move that the Planning Board approve the final form of this amendment to the Impact Fee Ordinance: by amending paragraph B, number 3, subsection d. by adding the words “or location”. The provision as amended will read:

“The conversion of an existing use to another use if such change creates a net increase in the demand on public capital facilities that is the subject of impact fee assessments. New development shall not include the replacement of an existing manufactured home, or the reconstruction of a structure that has been destroyed by fire or natural disaster or replacement of an existing structure where there is no change in its size, density, type of use, or location, and where there is no net increase in demand on the public capital facilities of the town of Rindge.”

and that the same be presented to the voters at the Town Meeting on March 13, 2011.

Mike Quinlan seconded the motion. The motion carried unanimously.

Sign Ordinance

- 3 Make the following amendments to the Town of Rindge Sign Ordinance:
 - Amend Section V. A. of the Rindge Sign Ordinance to allow off premises signs subject to the granting of a Conditional Use Permit by the Planning Board under Article XII of the Zoning Ordinance.

- Amend Section V. Q of the Rindge Sign Ordinance to allow internally illuminated signs only when replacing existing illuminated signs due to a change in occupancy, and subject to the granting of a Conditional Use Permit by the Planning Board under Article XII of the Zoning Ordinance.
- Amend Section VI. C, of the Rindge Sign Ordinance; by adding an additional paragraph “e” under Section VI. C, 5, as follows:

“e. Notwithstanding previous compliance with the provisions above in Section VI., C,5, a, b, c, and d, in the event an existing sign is proposed to be replaced due to a change in occupancy, any replacement sign shall be subject to the granting of a Conditional Use Permit by the Planning Board under Article XII of the Zoning Ordinance.”
- Amend Appendix A. of the Rindge Sign Ordinance by changing the sign description from “White Background, Green House and Lettering” to “White Background, Dark House, and Dark Lettering.”

Joe Hill expressed concern about using “conditional use permits” in conjunction with the Sign Ordinance fearing that it could lead to conditional use Permits Being used for the Wetlands Ordinance. Mr. Hill assured that there was no intention of using Conditional Use Permits for the Wetlands Ordinance at this time.

Following discussion, Dave Tower suggested that the Planning Board move forward on the first and last bullets only, affording the other two bullets time for further study.

Kim McCummings made a motion to remove the two bullets discussed from the warrant article. Hank Whitney seconded the motion. The motion carried unanimously.

Kim McCummings made the following motion:

I move that the Planning Board approve the final form of these amendments to the Sign Ordinance:

Amend Section V. A. of the Rindge Sign Ordinance to allow off premises signs subject to the granting of a Conditional Use Permit by the Planning Board under Article XII of the Zoning Ordinance.

Amend Appendix A. of the Rindge Sign Ordinance by changing the sign description from “White Background, Green House and Lettering” to “White Background, Dark House, and Dark Lettering.”

and that the same be presented to the voters at the Town Meeting on March 13, 2012.

Phil Simeone seconded the motion. The motion carried unanimously.

Petition Warrant Article Public Hearing

Tom Rothermel of Rindge Energy presented the petition article.

To see if the town will vote in accordance with RSA 675:4 to amend the Rindge Zoning Map by rezoning the parcel identified on the Rindge Tax Map as Map 32 Lot 12 located on 1420 NH RT 119, containing 8.00+- acres, currently zoned "Village District" to "Gateway Central District".

Mr. Rothermel said he has spoken with many of the abutters and none he spoke to were against the article.

Richard Smith of 113 West Main Street was not in favor of changing the zoning because the change would allow larger scale development and currently the property is a buffer between Route 202 and the rest of the West Rindge Village.

Following discussion by the board, Dave Tower made a motion for the Planning Board to support the petitioned warrant article. Kim McCummings Seconded the motion, the motion carried unanimously.

WORK MEETING

Planning Director Candidate Selection Process

The Planning Board discussed the method for reviewing the candidates for Planning Director.

Adjourn 9:00pm

NEXT MEETING

January 17, 2012

Respectfully submitted,
Robyn Payson