

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

DATE: June 19, 2012 **TYPE: Planning Board Meeting** **APPROVED:**
TIME: 7:00 pm –8:30 pm
CALL TO ORDER: 7:00 pm
ROLL CALL MEMBERS: Chairman Kirk Stenersen, Vice Chairman Kim McCummings, Mike Quinlan, Phil Simeone,
ROLL CALL ALTERNATES: Charlie Eicher
EX OFFICIO: Roberta Oeser
PLANNING DIRECTOR: Matt Henry
APPOINTMENT OF ALTERNATES: Charlie Eicher
OTHERS PRESENT:

CALL TO ORDER:

Chairman Stenersen called the meeting to order at 7:00pm. Charlie Eicher was seated for Dave Tower.

ANNOUNCEMENTS

Kim McCummings announced that the farmers market is in full swing and has been doing well. It is held each Thursday afternoon.

APPROVAL OF MINUTES

1) June 19th, 2012

The following corrections to the minutes were made:

- Change “Hackala” to “Hakala” on page 1.
- Change “Vote” to “Role call vote” on page 5

Motion: Charlie Eicher moved to “approve the meeting minutes of June 19, 2012”.
Kirk Stenersen seconded the motion. Vote: 2-0-4

2) June 19th, 2012 - Nonpublic

Motion: Charlie Eicher moved to “approve the non-public meeting minutes of June 19, 2012”. Kirk Stenersen seconded the motion. **Vote: 2-0-4**

OLD BUSINESS

1) **DISCUSSION:** Community Planning Grant

Matt Henry said that he had an interview for the community planning grant. He said that he expected to hear back last week but has no new news as of yet.

2) **DISCUSSION:** Possibility of adopting the Charette as part of the Master Plan

Matt Henry said that there was public input throughout the Charette process and the unveiling was well attended. It would be impossible to agree with all of the details of the document but there seems to be a general agreement with the overall concept of slowing traffic at the four corners and revitalizing a mixed use village of West Rindge. Chairman Stenersen asked how it would be incorporated with the Master Plan. Matt Henry said that it could either be an addendum or a separate chapter much like how REDI was adopted as the Economic Development chapter. It could also be used as a community design chapter to explain desirable layout of streets and businesses.

Kim McCummings expressed her support for the document and said that she felt the Planning Board should move forward with implementation. She made the following motion:

Motion: Kim McCummings moved to “move forward with the adoption of the Charette as part of the Master Plan”. Mike Quinlan seconded the motion. Vote: 6-0-0

NEW BUSINESS

3) **DISCUSSION:** Route 119/202

Matt Henry explained a meeting he attended with Doug Graham from NHDOT among others. The meeting was intended to receive feedback from NHDOT regarding the feasibility of making proposed changes to the 119/202 intersection. Matt Henry said that from NHDOT’s perspective, the state roads are very functional and do exactly what they are intended to do which is allow the movement of automobiles at a safe speed limit. NHDOT said that as the concept is presented, there are strong reservations with eliminating the turning lanes and they fear it would increase the queue length.

Matt Henry said that NHDOT is very sensitive to the desire to create a walkable town center but were hesitant to support narrowing the lanes while keeping the stoplights as they were. There was some discussion regarding the possibility of a roundabout which would maintain a good flow while slowing traffic down. NHDOT said that a roundabout would accomplish both intentions.

Kim McCumming said that there are some roundabouts that are not pedestrian friendly so we need to be aware of that if we pursue that option. There are ways to make them walkable but it is more difficult without stoplights.

Phil Simeone said that one option would be to move the crosswalks easterly away from the 119/202 intersection if a roundabout was pursued.

Matt Henry said that the town should look into both possible designs as they move forward because they are both a possibility. The next step would be to obtain traffic count data from SWRPC complete with turning data on peak business and weekend hours. Kim

McCummings said that the data is skewed a bit when Franklin Pierce University is not in session so we should be sure to obtain data for when the college is in session.

Mike Quinlan asked whether 2002 traffic data could be used for NHDOT's purposes. Members of the Planning Board expressed concerns that too much has changed in the last decade. Chairman Stenersen said that Tractor Supply may have done a study a few years ago. That data might be more useful.

Matt Henry displayed a picture of stoplights that will be shut off. Charlie Eicher corrected him and explained that they were street lights not stop lights. The Planning Board expressed strong concerns for NHDOT's plans to shut off all but two street lights. Charlie Eicher said that he will e-mail the Planning Board informing them of the scheduled meeting regarding the street lights.

4) DISCUSSION: Hawk Associates

Matt Henry explained that the contract for Hawk Associates will be expiring and it is a good idea to look at the scope to see if it is still in line with how the Planning Board wishes to move forward. Matt Henry explained the scope and each subsequent task associated with it. Hawk Associates was waiting on the results of the Charette prior to continuing on in case there were changes that would have to be made. Matt Henry said that after discussions with Roger Hawk, they agreed that the general tasks described in the contract need not be changed but how they are implemented will shift emphasis towards the Charette in conjunction with REDI.

The Board expressed support for extending the contract with Hawk Associates for another three months in order to allow a shift in focus to the Plan NH Charette.

5) DISCUSSION: Possibility of an Urban Exemption for the SWQA for Pool Pond in West Rindge Village

The Planning Board discussed the possibility of an Urban Exemption to the SWQA pursuant to RSA483 B:12. The exemption is particularly intended for areas that constitute a Town's Center and/or an area that is already developed. Chairman Stenersen asked staff to develop a concise summary of where the respective setback lines are located at the current parcels as well as distribute the state of NH "summary of standards" document. The Planning Board agreed to examine the possibility more and do additional research.

6) APPOINTMENT: Resident Representative for the Economic Development Task Force (EDTF)

The Planning Board discussed the appointment of Ted Covert as their resident representative to the EDTF. The Planning Board agreed that he would not be a good choice due to his frequent and long term absence from Rindge. The Planning Board said that he should participate as any member of the public is able but shall not be considered a voting member of the committee. The Planning Board discussed a few possibilities for the EDTF and agreed that they should reach out to those individuals.

Planning Director's Report: Matt Henry reported the following:

- 1) Matt Henry asked the Planning Board to provide their input regarding whether he is meeting their expectations and how he could better meet their needs. Roberta Oeser said that she has received positive feedback from members of the public regarding their interactions with him. Chairman Stenersen stated his satisfaction with having information projected at Planning Board meetings as well as Matt Henry's Economic Development drive. Kim McCummings said that she would like the agenda items e-mailed to Board members earlier, no later than the Thursday prior to a meeting. Charlie Eicher said that he would like the slides e-mailed out at least the day before the meeting. The Planning Board agreed that they wanted to continue the past practice of having the weekend to review the materials for a meeting.
- 2) Matt Henry said that the Subcommittees have begun to meet. Chairman Stenersen reported that there was good progress made on the Driveway regulations and they are meeting again next week. Phil Simeone said that the wind energy committee met and began tweaking a model Small Wind Energy Systems ordinance. They too meet again next week.
- 3) Matt Henry said that the two top choices that were offered the position of Planning Secretary declined the offer. After some discussion the Planning Board agreed that the best course of action was to re-advertise for the position.

Motion: Kim McCummings moved to "repost the Planning Secretary position". Mike Quinlan seconded the motion. Vote: 6-0-0

- 4) Matt Henry informed the Planning Board on local notifications surrounding towns have sent.
- 5) Matt Henry updated the Planning Board on a Municipal Law Review he recently attended. The workshop focused on:

a. Master Plan Legal Standing: Courts have been moving in the direction of allowing Planning Boards to deny applications based upon incompatibility to the Town Master Plan. In the past, regulations were intended to support the Master Plan and the regulations were the sole source of regulating an applicant. However, that traditional planning role seems to be shifting in favor of more legal weight behind municipal plans. Though the Planning Board should be careful to deny an application solely for this reason, it is important to be aware of the precedent as it seems to be evolving.

- b. **Green initiatives:** Being careful not to have industries have too much involvement in drafting regulations. “Green” building codes sometimes conflict with good planning practice and using industry standards to write codes sometimes add unreasonable cost to construction while disproportionately benefiting one industry.
 - c. **RLUIPA:** Planning Boards should be careful not to consider them a separate land use but to have them meet the same requirements of other places of assembly to ensure there is no perception of unfair treatment. The Chairman Stenersen said that Dave Tower recently brought forth an zoning amendment that eases the restrictions for that reason. They are now allowed, by right, in all zoning districts in town.
- 6) Matt Henry informed the Board that the town has sent yet another certified letter to Scott Hakala about the bond so that if revocation is ever considered, there is no doubt that proper notices were sent out. There is also a bond for an excavation site due to expire at the Woodbound Inn property. Bob VanDyke has said that he plans to close out the bond by doing the necessary reclamation on the site.
- 7) The Board was updated about two upcoming applications.

ADJOURNMENT

The meeting was adjourned at 8:30pm.

NEXT MEETING

July 17, 2012

Respectfully submitted,

Matt Henry
Planning Director