

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
June 5, 2012**

DATE: June 5, 2012 **TYPE:** Planning Board Meeting **APPROVED:** June 19, 2012

TIME: 7:00 pm –9:30 pm

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Chairman Kirk Stenersen, Mike Quinlan, Hank Whitney, Phil Simeone,

ROLL CALL ALTERNATES: None

EX OFFICIO: Roberta Oeser

PLANNING DIRECTOR: Matt Henry

APPOINTMENT OF ALTERNATES: None

OTHERS PRESENT: Diane Panopoulos, Nadine Lynch, John Minimas, Richard Smith, Lisa Murray, Frank Morill, Selectman Jed Brummer, Carril Patricia, Julie Page, Candice Starrett, Skip Morsh, Scott Walen, John Matthews, Unidentified, Dennis Casey, Roland Hughil, Walter Hood, Lillian Nunahood, Evelyn Fogg, Ann Thomas, Owen, Sharon Rasku, Alyssa Dandrea Monadnock Ledger, Holly Koski, John Kauer, Phil Stenersen, CJ Knight, C. Eicher, Bob Cleland, Al Lefebvre, JB Mack SWRPC, Doug Graham NHDOT, Tim Halliday, Rindge Town Administrator Carlotta Lilbeck-Pini, Jane Buffinton, L.S. Coleman, Rich Schmit, Robbi Woodburn-Landscape Architect, Robin LaBlanc-Plan NH Executive Director, Roger Hawk-Hawk Associates, Stuart Arnett-Arnett Development Group,

CALL TO ORDER:

Chairman Stenersen called the meeting to order at 7:00pm.

NEW BUSINESS

1) CHARETTE UNVEILING: Results of the Plan NH Charette

Roger Hawk (Hawk Associates), Stuart Arnett (Arnett Development Group), Robin LaBlanc (Plan NH), and Robbi Woodburn (Woodburn & Company Landscape Architects) began by introducing themselves to the members of the Planning Board & the general public. A PowerPoint presentation regarding the results of the Charette followed (Appendix A). The following items were discussed:

- a. A timeline of the Charette describing how it was initially awarded and the organizational structure and mission of Plan NH.
- b. A charette is a brainstorming session intended to foster community involvement in designing a section of the community. Most likely, what is depicted in the charette will not happen but will provide the community with an idea of the types of designs that are suited for the Town of Rindge in this area.
- c. Plan NH was specifically tasked with determining what to do with the four corners and establishing a town center with a “sense of place”.

- d. Public involvement was the most important piece of drafting the charette.
- e. Types of uses
- f. Incrementally decreasing density of mixed use development
- g. Partnerships with Franklin Pierce University and the possibility of creating a trail system.
- h. Value of having "outsiders" evaluate the community and seeing things from a fresh set of eyes.
- i. Creating walkability through medium density housing.
- j. Necessity to slow traffic approaching the 119/202 intersection through narrowing the road and landscaping while adding pedestrian friendly infrastructure such as crosswalks & sidewalks.
- k. Screening unattractive, yet useful, land uses such as fogs gas station.
- l. Design guidelines would provide developers with an idea of desirable architectural without making them "requirements".
- m. Recommendations for implementing the charette.
- n. One corner was not included in the four corners plan because there was not enough space to realistically develop there and that parcel is limited by wetlands.
- o. NHDOT is moving toward a concept known as "context sensitive solutions" under the leadership of former NHDOT Commissioner Carol Murray which is intended to design infrastructure to meet the desires of local communities. Matt Henry will be meeting with NHDOT to discuss the Charette and receive feedback.
- p. The focus is to increase pedestrian traffic while decreasing automobile traffic.
- q. Protection of Pool Pond from toxins and overall light pollution. The plan depicts "higher density" residential not "high density" residential. Allowing medium density would still limit less than 10 units per acre.
- r. Family restaurants may include chains, but can be designed to not look like a chain restaurant.

2) CONCEPTUAL CONSULTATION for a Major Subdivision submitted by GRAZ engineering on behalf of Randolph Burt regarding a potential Major Subdivision of Tax Map 9 Lot 13.

Matt Henry began by introducing Paul Grascwicz of Graz Engineering and saying that the purpose of this conceptual consultation is to discuss what will be required when they submit

their application, overall concept, and consistency with the Town Master plan/Zoning/Regulations. Abutters have not been notified and a public hearing has not been scheduled so specific comments on the merits of the application should be avoided. Chairman Stenersen said that engineered plans of the driveway would be too specific to look at this evening.

Paul Grascwicz provided an overview of the subdivision his client will be applying for. It is a six lot subdivision that will have shared driveway access with two curb cuts servicing all six lots. NHDOT will allow three curb cuts total. The following topics were also discussed:

- a. Proper legal documentation will be required for the shared driveways.
- b. Proximity to Fitzwilliam could potentially have regional impact.
- c. Share driveways will have unique E911 requirements.
- d. Conservation Commission will likely be required to review the plan due to proximity to wetlands.
- e. The property may be well suited for a PURD since there are a limited number of curb cuts available on RT-119 and there is plenty of vacant land to be subdivided.

3) APPOINTMENTS

The Planning Board discussed the appointment of two members of the Road Advisory Committee. Matt Henry explained that this committee is mandated in the Zoning Ordinance to provide an advisory recommendation when the town is considering accepting a new road. Chairman Stenersen stated that this committee meets as needed and an upcoming meeting will likely be the acceptance of Monadnock View Road. Chairman Stenersen also explained that Charlie Eicher has applied to be an alternate on the Planning Board. There was some discussion regarding whether his service on the ZBA could be a conflict. Matt Henry said that there is no legal prohibition on an alternate member of the Planning Board also serving as a member of the ZBA. However, there may be some ethical issues that an individual would have to determine for themselves.

The Planning Board made the following appointments:

- 1) Chairman Stenersen – Road Advisory Committee**
- 2) Hank Whitney – Road Advisory Committee**
- 3) Charlie Eicher – Planning Board Alternates**

APPROVAL OF MINUTES

- 1) May 1, 2012

Motion: Mike Quinlan moved to “approve the meeting minutes of May 1, 2012”.
Hank Whitney seconded the motion. Vote: 5-0-0

OLD BUSINESS

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

- 1) Matt Henry asked the Planning Board to e-mail him when each subcommittee will be meeting.
- 2) There will be two Winchendon ZBA Hearings June 6, 2012. One will be to reconstruct a Single family home and the other is for an addition on Hospital Drive.
- 3) A map of the Forestall Road Turning Land was displayed for the Planning Board. The concept of the proposal is to increase the sight distance for turning automobiles by adding a turning lane. Chairman Stenersen asked the Planning Board to e-mail comments to the Planning Director if they had any concerns.
- 4) Paving for NHDOT will begin once weather permits. The paving will include a large portion of Route 202 from the Winchendon border to just north of the 119/202 intersection.
- 5) A request for a rehearing has been submitted regarding the ZBA Hunt case. The ZBA made a decision to allow the use to continue but restricted how the site would be accessed. The Town of Fitzwilliam is requesting a rehearing on the grounds that they were not notified of the hearing and they have a direct interest in the site as an abutter.
- 6) Matt Henry said that he has a meeting scheduled for June 21 with NHDOT and SWRPC to discuss procedural steps regarding the implementation of the Charette. It is critical that SWRPC is involved because submissions to be put on the GACIT Commission's ten-year plan are submitted through the Regional Planning Commissions.
- 7) Matt Henry informed the Planning Board that the Board of Selectmen have expressed support for the concept of the Economic Development Task Force and it is expected that it will meet by the end of June.
- 8) A letter regarding Michael Drive was sent out informing Scott Hackala that the bond needs to be renewed. Matt Henry said that this is a top priority and he will send out a second notice regarding the need for the security to be renewed.
- 9) There are two pending projects in the planning office one, as mentioned earlier in the meeting is in the conceptual stage and is for a 6 lot subdivision. And the other is a Conditional Use Permit for an off-premise sign submitted by KDL Landscaping.
- 10) There was a short discussion regarding the Planning Secretary position. There was a modest number of applications submitted ranging to very qualified to less qualified. Interviews will be held the week of June 11-15. The Planning Board decided that it is not necessary for all members of the Planning Board to be present since this individual will be working directly for Matt Henry. Chairman

Meeting Minutes June 5, 2012 KS, HW, MQ, PS, RO, MH,

Stenersen said that he would like to sit in if his schedule allows. Chairman Stenersen asked Matt Henry to e-mail the Planning Board with the times to see if anybody was interested in sitting in on the interview. Chairman Stenersen said that prior to making the offer, Matt Henry should consult with either himself or Vice-chairman McCummings to give the final OK.

ADJOURNMENT

The meeting was adjourned at 8:30pm.

NEXT MEETING

June 19, 2012

Respectfully submitted,

Matt Henry
Planning Director

Appendix A:

Defining a Town Center:

The Rindge Charrette



What is Rindge's Objective?

- Redesign of the area around the central Route 202-119 Intersection in Rindge
- Define a sense of place that is the center of commerce and social activity for Rindge

Who is Plan NH?

- We are an association of professional architects, landscape architects, engineers, planners, developers, bankers, real estate professionals and others

- We believe in and promote excellence in sustainable planning, design and development of the built environment in New Hampshire

What We Heard from Residents #1

- What types of Uses do you want to see in a new town center?
 - Coffee shop/bakery
 - Family friendly restaurant
 - Art, music, entertainment, books
 - Small scale multi-family housing
 - Local retailers & boutiques
 - Professional offices

What We Heard from Residents #2

- What do you want this new town center to look like?
 - An old New England town/ 1-2 stories
 - Trees and grass
 - Walkable/bike friendly
 - Parking hidden from view
 - Respect for existing natural features

What We Heard from Residents #3

- What have you seen that looks like what you want?
 - Peterborough
 - Keene Main Street
 - College Towns
 - Manchester VT, Townsend MA, Groton MA, Concord MA

What We Heard from Residents #4

- What social functions would you like to see served?
 - Attract Families
 - Community gathering place
 - Core audience is local people
 - Bring together town and FDU communities
 - Place for teenagers
 - Information center

Route 202 Corridor

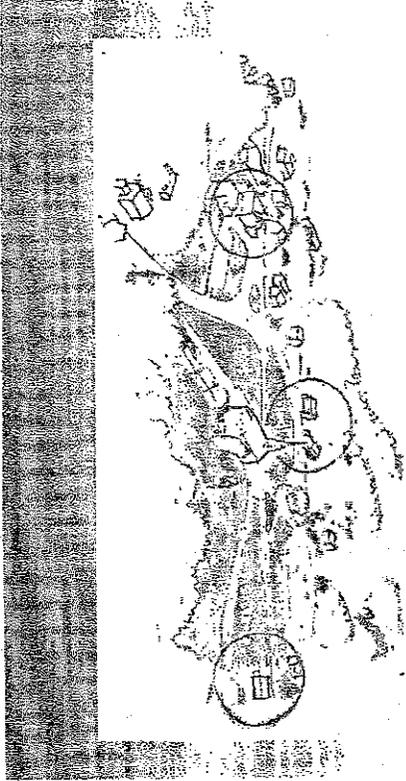
Three distinct zones

© 2012 Village

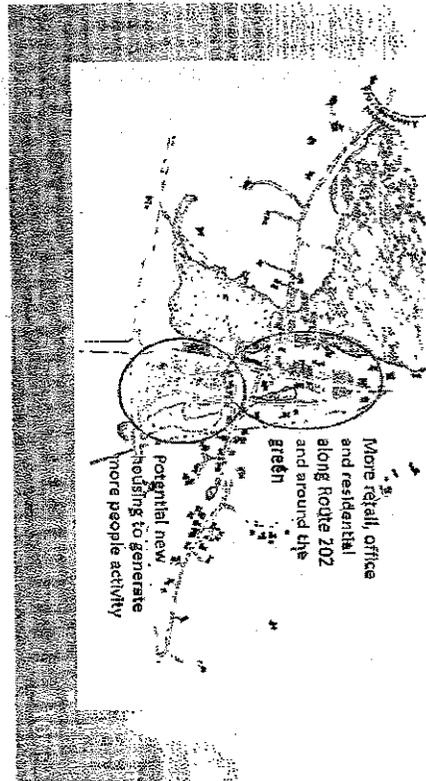
West Rindge: An Existing Village



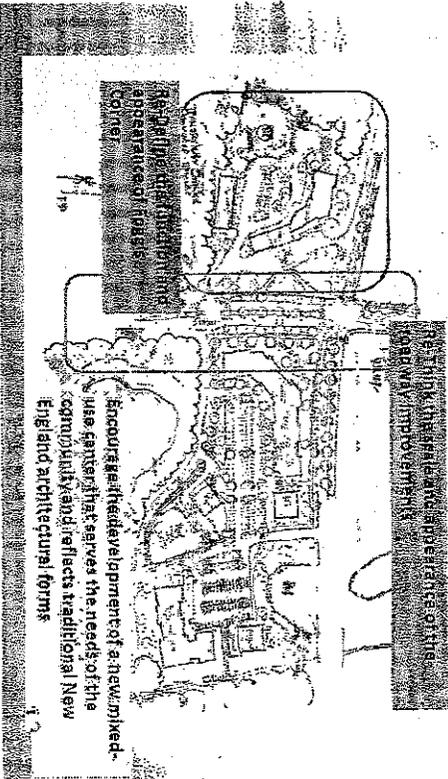
Strengthen Historic Rindge Center



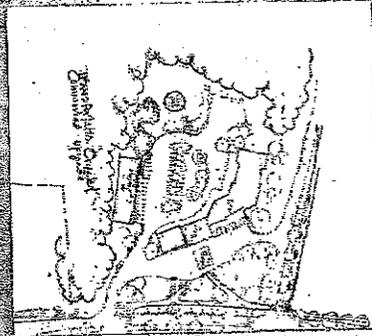
New Vitality & Mix of Uses



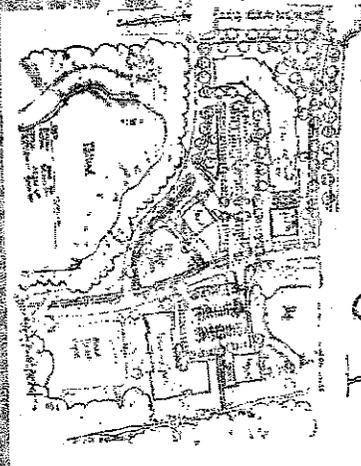
Rethink & Re-shape the 202-1119 Intersection



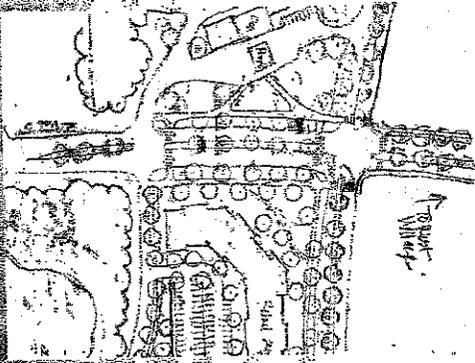
Redefine Fogg's Corner



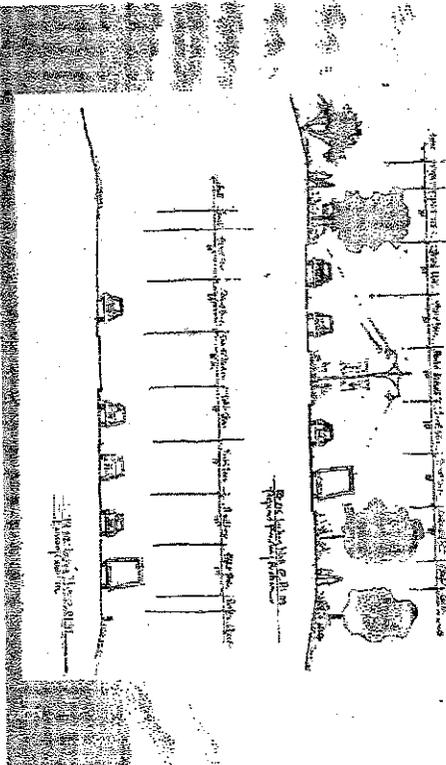
New Mixed-Use Development

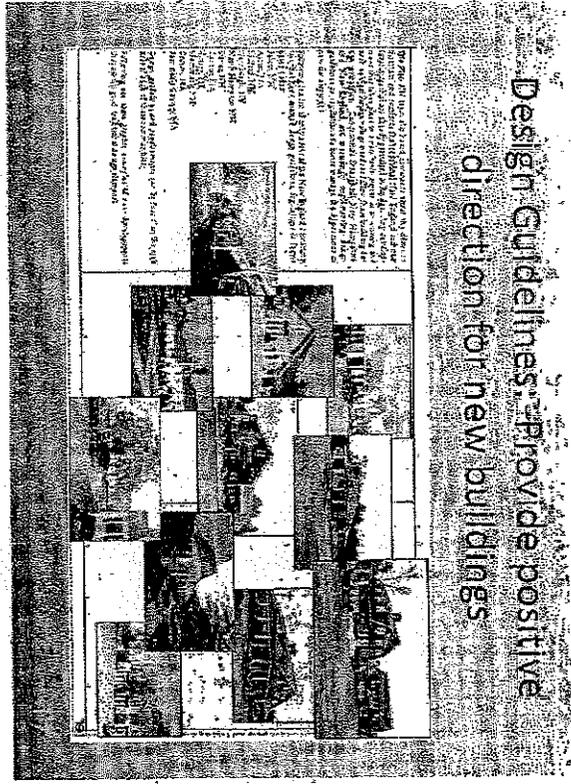
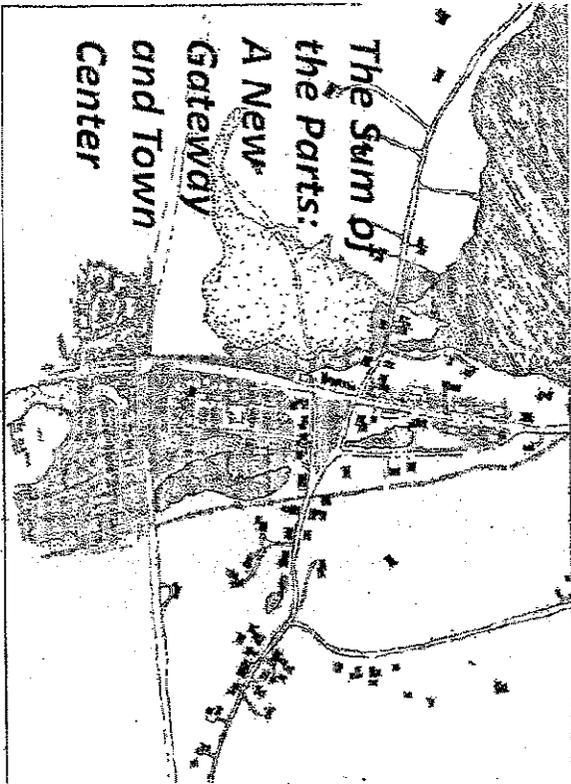


Rethink the Scale and Appearance of the Route 202 Gateway

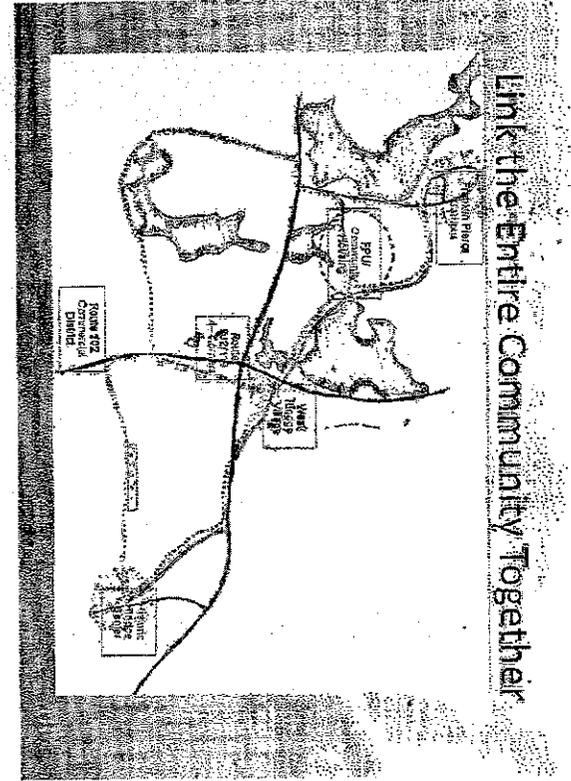


Gateway Enhancements





- ### Implementing the Plan
1. Implement the Rindge Economic Development Initiative
 2. Pursue zoning changes to enable this plan
 3. Pursue adoption of design guidelines to shape new development
 4. Begin strategy for public improvements with NHDOT
 5. Engage Franklin Pierce in the process



Implementation #2

- 6. Encourage higher density housing on Mtn. Rd.
- 7. Promote small businesses in Historic Rindge Center
- 8. Make use of existing commercial buildings in Historic Rindge Center
- 9. Pursue a winter farmers market
- 10. Work with property owners to implement this plan
- 11. Pursue the ped/bike trails in this plan

Implementation #4

- 16. Work with the Chamber of Commerce on marketing and attracting developers
- 17. Put this report on the town web site to illustrate the opportunities and potential
- 18. Designate someone to spearhead this implementation effort

Keep this plan in the forefront of public discussion

Implementation #3

- 12. Explore tax increment financing for public Infrastructure Improvements
- 13. Pursue RSA 79-E "Downtown revitalization Tax Relief Incentive" to rejuvenate West Ridge Village
- 14. Adopt this report as part of the Town Master Plan
- 15. Integrate the FPU campus master plan with the Town's