

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
November 20, 2012**

DATE: November 20, 2012 TYPE: Planning Board Meeting APPROVED: 12/4/2012

TIME: 7:00 pm - 9:08 pm

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Chairman Kirk Stenersen, , Phil Simeone, Hank Whitney, David Tower, Kim McCummings

ROLL CALL ALTERNATES: Burt Goodrich

EX OFFICIO: Roberta Oeser

PLANNING DIRECTOR: Matt Henry

PLANNING SECRETARY: Susan Hoyland

APPOINTMENT OF ALTERNATES: Burt Goodrich for David Tower; 7:20AM Burt Goodrich for Mike Quinlan

OTHERS PRESENT: Richard Drew, John Heikkinen

CALL TO ORDER:

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

ANNOUNCEMENTS

There were no announcements.

APPROVAL OF MINUTES

1) November 6, 2012

Motion: Hank Whitney moved to “approve the meeting minutes November 6, 2012”. Phil Simeone seconded the motion. Burt Goodrich and Roberta Oeser abstained. Vote 4-0-2. Minutes were approved as written.

NEW BUSINESS

- a. **CONSIDERATION** of an application for a Minor Subdivision submitted by John D. Heikkinen. The property is located at Tax Map 7, Lot 91 on Perry Road. The applicant is seeking approval for a 2 lot subdivision. If accepted as complete, a Public Hearing will follow or be scheduled.

Matt Henry presented an outline of the subdivision request and recommended that the Board accept the application as complete with the following waivers:

- a. . Section V, 2.B.1 – Requiring natural and man-made features for the entire site
- b. Section V, 2.B.2. - Requiring 2 foot contour intervals for the entire site

MOTION: Roberta Oeser moved to accept the application as complete and grant the following waivers:

- c. Section V, 2.B.1 – Requiring natural and man-made features for the entire site**
- d. Section V, 2.B.2. - Requiring 2 foot contour intervals for the entire site**

Phil Simeone seconded the motion. Vote: 5-0-0

Richard Drew explained the subdivision plan to the Board members and a discussion followed which included:

- The uniqueness of the site due to the 40 foot elevation change
- The use of the existing driveway as the most desirable choice given the terrain of the land.
- The shared driveway would restrict the second lot, allowing for only one house (unless another road was built), which Mr. Drew assured the board was not the intention.
- That a second house may be built on the upper land and never see the existing house below.

Chairman Stenersen opened the Public Hearing

Mr. Heikkinen said that the building of the second house would not occur for a few years.

Matt Henry outlined the following conditions which would be part of the subdivision approval:

Regarding general intentions and governmental requirements:

1. Prior to recording the final plat the property corners of all lots shall be set.
2. Prior, during and after recording the final plat, the applicant shall be made aware that any conditions placed on this subdivision through other governmental or permitting agencies are hereby included as a component of this approval.
3. Prior to recording the final plat, the applicant shall obtain all applicable governmental permits which may include, but is not limited to the following:
 - a. NHDES approval of septic system (s) or subdivision approval
 - b. NHDES approval for Site Specific, wetlands or other applicable permits
 - c. NHDOT approval of access to a state road
 - d. USEPA-NPDES construction permit as may be applicable.
4. This subdivision is subject to the Town of Rindge Impact Fee Ordinance. Impact Fees shall be collected prior to the issuance of a Certificate of Occupancy.

Regarding the shared driveway:

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5. Driveway easements and maintenance agreements shall be filed with the town and recorded at the registry of deeds. This is intended to ensure there is an adequate maintenance and improvement plan in place so the health, safety and general welfare of the buyer and the community will not be compromised.
6. Prior to recording the plat, a note shall be added stating that the shared driveway is not intended for public use and there is no intention to petition the town to accept them in the future. This is intended to assist the Town of Rindge making an informed decision regarding its acceptance should a resident petition for acceptance in the future.
7. All shared driveways (and homes) noted on the subdivision plan shall conform to the recommendations of the NH enhanced 911 naming and numbering system as managed by the Rindge Fire Chief.

Roberta Oeser said that she had concerns as to the need for such lengthy conditions being set, particularly when some of the requirements outlined have been met.

Chairman Stenersen spoke to the conditions as well, agreeing with Roberta Oeser.

Richard Drew asked Matt Henry to clarify what he needed to complete prior to recording the plat.

Matt Henry and Richard Drew agreed that he need only set the corners of all lots and comply with number 6 as it pertains to the shared driveway.

After considerable discussion, the Board agreed to amend the conditions as follows:

Eliminate the verbiage in number 3 after the words” governmental permits”.

Chairman Stenersen closed the Public Hearing

MOTION: Phil Simeone moved to approve the minor subdivision with the 7 conditions as amended. Roberta Oeser seconded the motion. Vote 5-0-0

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David Tower arrived. Chairman Stenersen seated David Tower and appointed Burt Goodrich to sit for Mike Quinlan.

DISCUSSION/WORK SESSION: Driveway Regulation revisions

Matt Henry briefed the board on the work of the Driveway Regulation subcommittee

Among other changes:

- Purpose Statement added
- Definitions match Subdivision Regulations
- Clarifies which roads require bonds
- Stonewall integrity
- Language is permissive rather than restrictive (states what you “can” do rather than what you “can’t” do. Grants Public Works Director discretion on some items
- Allows for shared driveways
- References compliance with E911 numbering
- Prohibits CO’s from being issued if driveways are not to standard
- Adds waiver provision to be same standard as Subdivision regulations

Chairman Stenersen said that the committee met with Mike Cloutier and Mike is aware of the changes.

The Board agreed to further amend the Driveway Regulations as follows:

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- Section II Purpose: Amend the first sentence to read: “This regulation applies to the construction and/or alteration of residential and commercial driveways or relocation of an approved driveway.”
- Section IV-3-I: Eliminate the entire paragraph

A lengthy discussion took place following Burt Goodrich’s concern about the need for the driveway bond. (Section IV: Bonds and Fees) It was determined during this discussion that the bond serves as an aid to Mike Cloutier in policing those residents who do not follow driveway regulation and as such, serves the public and the town.

Burt Goodrich thanked the committee for their work.

Matt Henry suggested that the Board wait and combine site plan review and driveway regulations to one public hearing to avoid excess publication costs. The Board agreed.

DISCUSSION/WORK SESSION: Small Wind Energy System Zoning Ordinance

Matt Henry said that the Small Wind Energy System Zoning Ordinance was taken from the template that the Office of Energy and Planning recommends. The subcommittee made amendments to the template to better suit the Town of Rindge. Those changes included:

- Statute requires permits to be issued by the Building Dept. (at a minimum)
- Allowed with a Conditional Use Permit from the Planning Board
- Increased the ladder height from 8 to 15 feet.
- Waiver provision language matches Subdivision regulations
- Added some additional criteria to be submitted with application
- Lowered the decibel threshold from 60 DBA (heavy traffic at 300 ft.) to 50 DBA (dishwasher in next room)
- This ordinance allows Small Wind Energy Systems in all districts in town allowable only through meeting requirements of the Conditional Use Permit.

The Board decided to make the motion on December 4th to move this to Public Hearing. They asked that Susan Hoyland contact the Ledger Transcript and hold a spot for this notice as it will not be voted upon until Tuesday December 4th and the Transcript deadline for advertisements is December 3rd. The Public Hearing will take place on December 18th.

DISCUSSION: TIF District (Tax Increment Financing)

David Tower opened this discussion by sharing some past history with the Board. TIFs have been a part of Planning Board discussion since 2008.

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. *Matt Henry distributed survey results from FPU to the Planning Board.*

Matt Henry said that he would like a sense as to whether or not the Board was ready to put this before the voters. He cited the following points:

- Wal-Mart Expansion (if it happens) poses great opportunity to “kick start” the TIF.
- We should host informational session for the public and attempt to place it on the ballot for March
- Economic Development Task Force was hesitant without support and leadership from both the Selectmen/Planning Board due to the quick turnaround and the task force not being an elected body.

Matt Henry presented a slide show presentation using the potential Wal-Mart expansion as an example of how the TIF money would benefit the TIF district and the town. He explained that the taxes that Wal-Mart now pays would continue to be paid to the town and be distributed among town, county and school as is the normal practice. The increased tax revenue from the expansion would be the only tax revenue that would be earmarked for future improvements within the TIF district. The theory is that these improvements will make parcels within the TIF District more desirable thereby stimulating the area and increasing demand for additional commercial development. New development will occur and additional TIF money will become available to be reinvested, thereby further increasing demand for more development. This will occur for the duration of the TIF approval (typically 5 years).

Matt Henry cited through his slide show that \$74,000 could be generated through the Wal-Mart expansion if the TIF proposal was approved and that this would be a great kick start to implementing many of the improvements discussed at the Plan NH Charette. This would generate money for the larger projects without having to bond them, which is not an option. He would like to get it on the ballot for this year.

David Tower said that it is a two-step process.

- 1) To have the voters at Town Meeting approve the concept of a TIF district financing.
- 2) To have the voters approve the proposed TIF District

The Board entered into discussion citing the following:

- The need for more public education about TIF.
- The risk of moving this too quickly prior to making sure that the voters understand the concept versus not moving this forward as it has been under consideration since 2008.
- Concern that the TIF district of 2012 differs from the TIF district proposed in 2008
- The need for more discussion with land owners and more media exposure about TIFs to generate that discussion
- The need for a clearer graphic outlining the TIF district being proposed.
- The need to dispel myths believed by many about TIF financing.

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- Some discussion of TIF districts in Jaffrey and Peterborough
- The need to include the School Board in the discussion of this proposal.
- The Board's desire to adopt a pay as you go process rather than a bonding approach

MOTION: Burt Goodrich moved to authorize the Planning Director to proceed with preparations to bring enabling legislation to a warrant article in March and to wait for another year to outline a specific TIF district. Kim McCummings seconded the motion. Vote: 6-0-0

Matt Henry said that what he was hearing was that the board was in agreement with the concept of stimulating the Four Corners in West Rindge in conjunction with the Plan NH Charette and Community Design

PLANNING DIRECTOR REPORT

Matt Henry reported the following:

1. Subcommittee Meeting Times and Updates
 2. Updates
 - Regulatory Review – Undergoing analysis
 3. Workshops/Meetings
 4. Bonds
 - Michaels Drive – LOC to be renewed 4-5 weeks from Nov 6, 2012
 5. Upcoming Meeting/ Review Status
- a. December 4, 2012**
Zoning Amendments
Form/Fee Revisions
Regulatory Review Draft
- b. December 18, 2012**
Technical Subdivision: Coburn Lane
Minor Subdivision: Map 9 Lot 13-2
Large Wind Energy System
Zoning Amendments – Final Form

ADJOURNMENT

The meeting was adjourned at 9:08 pm.

NEXT MEETING
December 4, 2012

Respectfully submitted,

Susan Hoyland

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Planning Secretary