

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
October 18, 2011**

**DATE: October 18, 2011 TYPE: Planning Board Meeting APPROVED: November 1, 2011**

**TIME:** 7:00 pm –8:15pm **CHAIR:** Kirk Stenersen

**CALL TO ORDER:** 7:00 pm

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

**ROLL CALL ALTERNATES:** Phil Simeone

**EX OFFICIO:** None

**ACTING PLANNING DIRECTOR:** Robyn Payson

**APPOINTMENT OF ALTERNATES:** Burt Goodrich for Dave Tower Phil Simeone for Mike Quinlan

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### **Announcements**

- Robyn made the following announcements:
- Walmart has submitted their Major Site Plan application and is scheduled for November 1<sup>st</sup>.
- Dubois & King met with Robyn, Kirk and Hank to discuss the scope of the project.
- Robyn Kirk and Kim met with the Budget Advisory Committee who has requested the Planning Board make staffing decisions sooner rather than later.

### **Minutes**

**October 4, 2011** Tim Halliday made a motion to approve the corrected minutes. Hank Whitney seconded the motion. The motion carried with Mike Quinlan abstaining.

### **WORK MEETING**

Peter and Gail Dufresne  
Map 12 Lot 3-4  
Old New Ipswich Road

Mr. and Mrs. Dufresne want to subdivide their land. In order to create frontage they want to build a private road to town specifications as per the Subdivision Regulations. Their Surveyor thought this development may be considered Scattered and Premature and suggested the Dufresne' pay for a concept plan and go before the Planning Board. Robyn agreed that this was most likely a Scattered and Premature Division but didn't want Mr. and Mrs. Dufresne to have to spend money on a plan that wouldn't go anywhere. Robyn brought this to the Board at the request of Mr. and Mrs. Dufresne.

Following discussion, the Board expressed they were not in favor of the subdivision as it was being proposed.

### **Zoning Committee**

Back Lots

The subject of Back Lots first came up when Robyn brought the situation of John Heikkenen to the Board . He owns an antique home and would like to subdivide but lacks sufficient frontage. Robyn asked if the Planning Board would be willing to send a letter of support to the Board of Adjustment if Mr. Heikkenen attempted to obtain a variance to subdivide and preserve the historic home. It was

at that time Dave Tower brought up the subject of “Back Lots” and suggested the Board may want to explore the possibility of a Back Lot ordinance.

Robyn researched the town’s that had Back Lot ordinances and following discussion with the Zoning subcommittee and the Planning Board, the consensus was this was not a direction the Planning Board wanted to go at this time.

**Staffing**

The Budget Advisory Committee has encouraged the Planning Board to come back to them with what the staffing needs for the Planning Department are.

Kirk asked Robyn what she thought would work in the office. She said that at a minimum a full time Planning Director and Part Time Planning Secretary would be necessary.

Dave Tower made a motion for the Chair and Vice Chair to write a letter to the Board of Selectmen informing them of the Planning Board’s intention to move forward ion filling the positions of Full Time Planning Director and Part Time Planning Secretary. Mike Quinlan seconded the motion. The motion carried unanimously. Kim will present the letter to the Selectmen. The Selectmen should also be invited to a future Planning Board meeting to discuss this further.

The Chairman and Vice Chair were also asked to review the Planning Board Secretary Job Description.

**Any other business that comes before the board**

**NEXT MEETING**

**November 1, 2011**

Respectfully submitted,

Robyn Payson