

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
October 21, 2008**

DATE: October 21, 2008 **TYPE: Work Meeting** **DATE APPROVED: 2/17/09**
TIME: 7:00PM- **CHAIR: Kim McCummings**
CALL TO ORDER: 7:00PM
ROLL CALL MEMBERS: Kim McCummings, Kirk Stenersen, Roberta Oeser, Rick Godin
ROLL CALL ALTERNATES: Art Fiorelli,
EX OFFICIO: Burt Goodrich
PLANNING DIRECTOR: Jane Pitt
PLANNING ASSISTANT:
APPOINTMENT OF ALTERNATES Art Fiorelli for Deb Sawyer

Announcements

Jane announced she had hired Roger Hawk as the consultant for the Workforce Housing Committee. He is currently the head of Plan New Hampshire.

Jane distributed the hearing schedule for the 2009 Town Meeting.

The former Oak Engineering project-SVE associates will be meeting with Jane and coming forward with a new project on the same property with a different engineering firm.

Subcommittee Updates

Zoning

The Zoning Committee has decided to wait a year before bringing the Gateway South forward.

The Home Business definition was discussed and Dave Tower said that a warrant article was not necessary.

Sign

Roberta reported Jane had updated the Ordinance to reflect the new Gateway Districts as well as other changes. She requested another board member to participate on the Sign Committee who will also be involved with Site Plan as they move forward on lighting standards. The Sign Committee will continue to meet every Wednesday from 8:00 am-9:00 am.

Subdivision/Site Plan/PURD

Kirk Stenersen said there was no new information to report at that time.

Atlas Fireworks Update

Jane reported that Mr. Pelkey has completed working with her on the update to the site plan for the Valley Marine location and she has signed off on the plans.

Senior Housing Update

Jane reported that there was an abutters meeting at which a hydrologic problem was discussed. The committee and South West Community Services heard the abutters concerns and it was made clear that the abutters concerns were to be addressed.

Workforce Housing Update

Jane reported that there had been a site walk at Cromwell Drive. The committee has been doing research into how much affordable housing currently exists in Rindge. There is going to have to be a decision about the type of housing there is going to be, whether it will be single family homes or duplexes as well as the mechanism by which income is screened and whether income restriction will be for more than the first buyer via deed restriction. The main focus is on complying with the new state law, while taking the time to do the project. The goal is to be affordable, green and a model that Rindge can be proud of.

Sign Ordinance-Real Estate Sign Discussion

Art Fiorelli recused himself from the discussion

Candice Starret came with some local Realtor's to express concern about the prohibition of off premises real estate signs. She said it was a disservice to the people trying to sell their homes to not allow them to have a directional sign. She asked if this only applied to Realtors, how it would be enforced and what the fines would be. Other Realtors present said that this was a hardship on Realtors and others trying to sell homes in this economy.

Roberta said that the Sign Ordinance has prohibited signs in the public right of way for 30 years. Real Estate signs used to be allowed on private property with the permission of the owner but they became too prolific and they were not controllable. Instead of having ambiguous language in the ordinance it went back to being prohibited. If the sign only said "House for Sale" it would be a directional sign.

Kim said that there has been a history of complaints about Real Estate signs cluttering up intersections. Kim said the board heard the need to get clients to locations but the question was how to do that without cluttering up intersections with large numbers of signs.

Burt Goodrich said that the Sign Ordinance needed to meet the needs of the residents of Rindge. If he were to sell his home and could not place directional signs he would not feel he was being fairly represented but he did support the revised Sign Ordinance that was presented at Town Meeting last year. After the new Sign Ordinance was passed the Code Enforcement Officer sent a letter out to the Realtors to let them know about the changes and the majority of the signs disappeared. He said that he appreciated hearing the concerns of the Realtors but until this meeting there had been no feedback received on the pros and cons on the Ordinance.

Kevin B Hampsey of Hampsey & Grenier Associates said that he didn't think there should be a Sign Ordinance and the Realtors who removed their signs probably didn't want to pay the \$50.00. Jaffrey doesn't have a Sign Ordinance and Rindge shouldn't either. He also said that having a special sign to use in Rindge would be too much of a burden. If it has to be done it should be with a clip board to keep track.

Candice Starrett asked Burt Goodrich when the issues of fees and fines would be addressed by the Board of Selectmen. He said he would be talking to the Town Administrator within the next few days and the Selectmen are trying to ease into this and are not talking about a time line for penalties.

Kirk said that he thought the simplest way to deal with the situation was to allow for a generic directional sign and put it on the ballot.

Budget FY 2009

Jane reviewed the current budget and potential cuts for 2009. Among potential cuts, is membership in Southwest Regional Planning. There was discussion about work on the Master Plan that can be accomplished during the current slow down in applications.

Roberta made a motion for the next meeting to be November 18th. Art seconded the motion. The motion carried unanimously.

NEXT MEETING

November 18, 2008

Respectfully submitted,
Robyn Payson