

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
December 9, 2008**

**DATE: December 9, 2008 TYPE: Public Hearing DATE APPROVED: 02/17/09**  
**TIME: 7:00PM-PM CHAIR: Dave Tower**  
**CALL TO ORDER: 7:00PM**  
**ROLL CALL MEMBERS:** Dave Tower, Kim McCummings, Kirk Stenersen, Deb Sawyer, Roberta Oeser, Rick Godin,  
**ROLL CALL ALTERNATES:** Scott Brown, Art Fiorelli, Shirley Carney  
**EX OFFICIO:** Not Present  
**PLANNING DIRECTOR:** Jane Pitt  
**PLANNING ASSISTANT:** Not Present  
**APPOINTMENT OF ALTERNATES Art Fiorelli for Kim McCummings until her arrival.**

---

**OLD BUSINESS**

**Meeting Minutes**

**August 5, 2008** Roberta Oeser made a motion to approve the minutes. Rick Godin seconded the motion. The motion carried unanimously. Deb Sawyer and Kirk Stenersen abstain  
**September 2, 2008** Roberta Oeser made a motion to approve the minutes. Art Fiorelli seconded the motion. The motion carried unanimously.  
**September 16, 2008** Kirk Stenersen made a motion to approve the minutes. Roberta Oeser seconded the motion. The motion carried unanimously.  
**October 7, 2008** Kirk Stenersen made a motion to approve the minutes. Deb Sawyer seconded the motion. The motion carried unanimously.  
**December 6, 2008 Site Walk Minutes** Art Fiorelli made a motion to approve the site walk minutes. Deb Sawyer seconded the motion the minutes were approved unanimously.

**Continued Public Hearing**

**Major Site Plan – Select Concrete**  
Map 7, Lot 17-3, NH Route 119

**Kim McCummings arrives, Art Fiorelli steps down.**

**Kirk Stenersen recused himself and Scott Brown was appointed in his place.**

**This is continued from the Site Walk on December 6, 2008**

Following further discussion about the design of the façade of the building, Rick Godin made a motion to continue the hearing to allow the applicant to consider further modifications to the building. Scott Brown seconded the motion.

Vote: Scott Brown-Yes Rick Godin-Yes Dave Tower-No Deb Sawyer-No Roberta Oeser-No Kim McCummings-No. The motion failed

Roberta Oeser made a motion to approve the plan with the following conditions:

- This project is subject to the Impact Fee Ordinance
- A letter from Clough Harbor confirming compliance

Vote: Scott Brown-No Rick Godin-No Dave Tower-Yes Deb Sawyer-Yes Roberta Oeser-Yes Kim McCummings-Yes. The motion carried.

**Kirk Stenersen reassumes his seat, Scott Brown steps down.**

## **WORK MEETING**

### **Subcommittee Reports on Zoning Amendments**

#### **Zoning Subcommittee**

**Amend the Zoning Map by removing Tax Parcel 2-45 (Dale Farm Road) from the Business/Light Industry Zoning District and placing it in the Residential/Agricultural Zoning District.**

This property is owned by the Brown family and was zoned from Residential Agricultural to Business Light Industry when the first Gateway attempt failed. They were not aware that if the Gateway was defeated their land would stay in the Business Light Industry District. Jane suggested that the Brown's consult with a broker to receive advice about which zone would be in their best interest. The broker they consulted with said that the property would be of better use in the Residential Agricultural zone. They are requesting that the property be returned to the Residential Agricultural zone, which is what it was before the first attempt at a Gateway District.

Roberta expressed concern about a residential use on the property because of the amount of traffic it would put on to Dale Farm Road.

Kirk Stenersen had no problem with returning the property to its original zone.

Kirk Stenersen made a motion to bring this to Public Hearing to potentially go on the ballot in March that Map 2 Lot 45 be re-zoned from Business Light Industry to Residential Agricultural. Rick Godin seconded the motion. The motion carried with Roberta voting no.

**Amend Zoning Ordinance, Article XIX (Definitions), Paragraph 31 (Student Housing) The addition gets to a problem with respect to the University contracting private housing for its students.**

The Planning Board discussed and revised the definition.

Kirk Stenersen made a motion to bring the amended definition of student housing to Public Hearing for possible inclusion on the ballot in March. Dave Tower seconded the motion. The motion carried unanimously

#### **Sign Subcommittee**

Roberta reviewed the amendments to the Rindge Sign Ordinance which include:

- Gateway East and Gateway Central Zoning Districts
- Size specifications for charitable, political, seasonal and temporary signs;
- Other minor technical corrections.

Roberta made a motion to post the proposed changes to the Sign Ordinance for Public Hearing and possible inclusion on the ballot in March. Dave Tower seconded the motion. The motion carried unanimously.

Kim read a letter from a Shirley Despres a Realtor stating that the prohibition on directional signs is a hardship.

Roberta said that there has been a new provision for real-estate directional signs.

Roberta made a motion to post the new provision for Real Estate Directional signs for Public Hearing and for possible inclusion on the ballot in March. Kirk Stenersen seconded the motion. The motion carried unanimously.

Jane said that there will be a separate article to address the real estate directional sign issue.

#### **Aquifer Subcommittee**

Following discussion, Rick Godin made a motion to post the Aquifer Protection District Ordinance as revised for Public Hearing Deb Sawyer seconded the motion. The motion carried with Kirk and Roberta voting No

#### **Non public session**

Kirk Stenersen made a motion to enter in to non-public session per RSA 91-A:3 IIa for personnel matters.

Dave Tower-Yes, Kim McCummings-Yes, Deb Sawyer-Yes, Roberta Oeser-Yes, Rick Godin-Yes

#### **NEXT MEETING**

**December 16, 2008**

Respectfully submitted,  
Robyn Payson