

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
February 19, 2008**

**DATE: February 19, 2008 TYPE: Work Meeting DATE APPROVED: 04/01/08**  
**TIME: 7:00 PM-8:25 PM CHAIR Kim McCummings**  
**CALL TO ORDER, 7:00 PM**  
**ROLL CALL MEMBERS:** Kim McCummings, John Vorfeld, Roberta Oeser, Dave Tower  
**ROLL CALL ALTERNATES:** Keith Halloran, Doug Gutteridge  
**EX OFFICIO** Tim Halliday  
**PLANNING DIRECTOR** Jane Pitt  
**PLANNING ASSISTANT:** Robyn Payson  
**APPOINTMENT OF ALTERNATES** Keith Halloran for Deb Sawyer Doug Gutteridge for the vacant seat.

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**Announcements**

Jane announced there is a new hair stylist will be coming in to the middle portion of the Atlas Fireworks Mr Pelkey is having the wall between the last two units re-built. Jane wanted to know if the Board wanted a Site Plan application or if she could be authorized to handle it herself.

There are still septic concerns about the property. The property appears to be over the septic load limit but there are plans to increase septic size. Jane was given the authority to proceed. If anything major should come up it can be brought back to the Board.

Kim said that Jane shared some information about appointing alternates to fill the vacant seat on the Planning Board. . Alternates are not supposed to be appointed to fill a regular member seat. That seat should be left vacant or filled until the next election. The Planning Board had been filling the seat with an alternate. Since this has been the practice of the Planning Board it will continue through the end of the year. The rules of procedure will be reviewed at the meeting following the election in March. At that time, the issue will be addressed and the Rules of Procedure will be addressed accordingly.

**Meeting Minutes**

**December 27, 2007** Roberta Oeser made a motion to approve Tim Halliday seconded the motion. The motion carried unanimously.

**January 3, 2008** Roberta Oeser made a motion to approve Tim Halliday seconded the motion. The motion carried unanimously.

**January 15, 2008** Roberta Oeser made a motion to approve and retain the tapes. Dave Tower seconded the motion. The motion carried with Tim Halliday abstaining.

**Committee Updates**

**Sign Committee**

Roberta presented the updated Sign Ordinance Draft. The major change to the Ordinance is sign sizes and lighting standards will be determined by Zoning District. She said illuminated signs are included in the new Ordinance but they will not be allowed all over town. She also said if the Sign Ordinance was adopted under Innovated Land Use Regulations Performance Standards it could be administered by the Planning Board through Site Plan approval.

Dave Tower said that this needs to be thought through very carefully and this document needs to be reviewed by the Planning Board for discussion in the future.

### **Zoning Subcommittee**

Dave Tower said the Zoning Subcommittee has been passively engaged. Dave spoke about the Plan NH Grant application Jane submitted to assist the Board in developing a Gateway District Ordinance. The goal is to have something to present to the voters at the special town meeting in September.

Kim reminded the Subcommittees that they have to notify the Planning Office of meetings so they can be posted and that all Subcommittees should be keeping minutes.

Jane asked the Subcommittees to choose a routine time to meet to aid in posting.

### **PURD Subcommittee**

John Vorfeld said they were not currently meeting but he was doing research with DES and the Office of Energy and Planning for possible changes. Kim asked John to copy Jane on any correspondence.

### **New Subcommittees**

#### **Wetlands Ordinance**

Rick Goden and Tom Peragallo were suggested as members of the new subcommittee.

#### **Plan NH Grant Application**

Jane presented the grant application to the Planning Board for discussion.

#### **Newspaper Article**

Kim asked if the Board wished to put forward an informational article in the paper about the warrant articles that will appear on the ballot at Town Meeting.

Jane said she has already written descriptions for the voter's guide.

Roberta said she has been hearing people having questions about the setback changes.

Keith said that it would be a good idea to explain to the public why the Board is in favor of the warrant articles.

Roberta said that the Board was not unanimous on the GMO. She thought there should be an article only on the setback changes.

John Vorfeld said that it is better to have information about all of the articles the Planning Board is bringing forward from the Planning Board rather than the public relying on third party information.

Roberta made a motion to write an informational article that addresses the setback changes only. Tim Halliday seconded the motion.

Dave Tower said he did not agree, but would be in favor of an article explaining all of the warrant articles.

Vote: Dave Tower- No Tim Halliday-Yes John Vorfeld-No Roberta Oeser-Yes Kim McCummings-No Keith Halloran-No The motion did not carry with a vote of two in favor and four not in favor.

Dave Tower made a motion for Jane to write an informational article on all of the warrant articles being brought fourth by the Planning Board. John Vorfeld seconded the motion.

Vote: Dave Tower- Yes Tim Halliday-No John Vorfeld- Yes Roberta Oeser-No Kim McCummings- Yes Keith Halloran-Yes Motion carried with four in favor and two not in favor.

**Polling of board members and applicants regarding matters before the Board.**

Kim suggested polling the Board before each applicant's hearing as to whether or not they had any discussion regarding the case before them with the applicant or other Board members. This is something that the ZBA does.

Roberta said it was too late to amend the Rules of Procedure.

Dave Tower said that he didn't think that polling the members was necessary. The ZBA is more of a quasi judicial board.

The conclusion was not polling the Board but asking if any Board member has had any exparte conversations about this application.

Jane suggested reviewing the publication "Arranging the Furniture" prior to amending our Rules of Procedure after Town Meeting.

**Other issues**

Doug Gutteridge asked if state fences that are unattractive can be removed in favor of a more attractive alternative.

Roberta said it could be done and she had a phone number that can be called.

**Meeting Adjourned 8:25pm**

**NEXT MEETING**

**March 4, 2008**

Respectfully submitted,

Robyn Payson