

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
June 17, 2008**

**DATE: June 17, 2008**      **TYPE: Public Hearing**      **DATE APPROVED: 08/05/08**  
**TIME: 7:00PM-9:15PM**      **CHAIR: Kim McCummings**  
**CALL TO ORDER: 7:00PM**  
**ROLL CALL MEMBERS:** Kim McCummings, Deb Sawyer, Kirk Stenersen, Rick Godin,  
Dave Tower Roberta Oeser  
**ROLL CALL ALTERNATES:** Art Fiorelli, Scott Brown, Keith Halloran, Shirley Carney,  
Robyn Payson  
**EX OFFICIO:** Pat Barry  
**PLANNING DIRECTOR:** Jane Pitt  
**PLANNING ASSISTANT:** Robyn Payson  
**APPOINTMENT OF ALTERNATES**

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**Announcements**

The proposed Ordinances have been sent to Town Counsel Beth Fernald for review and the first Zoning Public Hearing for July 8, is about to be posted.

The Proposed Ordinances and changes were discussed with Franklin Pierce University at the recent Town/Gown meeting.

**NEW BUSINESS**

**Minor Subdivision**

**Map 33 Lot 19-1,2,3 West Main St**

**Edward G. Stevens**

Tom Duffield from TF Moran and Mark Teiger were both present to represent the applicant.

From the Plan Review:

This is a three-lot subdivision of an 8.50 acre parcel of land on West Main Street (a Class V road). The land has existing structures and improvements comprised of two (2) residential structures, a large barn ("Ed's Auction House") and driveways. Each of the three structures are serviced by individual wells and septic systems.

The purpose of the subdivision is to divide this property into three lots so that each structure will be located on its own separate lot and the barn lot can be sold separately from the residences. Lot 19-1 will have 3.98 acres of land and 558 feet of frontage on West Main Street; Lot 19-2 will have 2 acres of land and 110 feet of frontage on West Main Street; Lot 19-3 will have 2.52 acres of land, 167 feet of frontage on West Main Street and 250 feet of frontage on NH Route 119. All three proposed lots will derive their access off of West Main Street. No new construction is proposed for these lots.

Because Lot 19-2 does not have adequate legal frontage (250 feet) on West Main Street, the applicant obtained a Variance from this frontage requirement from the Zoning Board of Adjustment on May 27, 2008.

Dave Tower made a motion to accept the application Kirk Stenersen seconded the motion. The motion carried unanimously.

Steve Nadeau who is an abutter to the project expressed a safety concern about the property being accessed by RTE 1198. He said that there were families with children on the road and they were concerned about future development plans on the property.

Dave Tower said that if a new business came in to the Ed's Auction House building they would need to come to the Planning Board for Site Plan Review for a change of use and abutters would be notified.

Dave Tower made a motion to approve the application with the following conditions:

State Subdivision Approval  
Correcting the Plan Title to read "Minor Subdivision"

Kirk Stenersen seconded the motion the motion carried unanimously.

## **WORK MEETING**

### **Sign Ordinance**

Roberta Oeser presented the new Sign Ordinance in its final form to the Planning Board. Internally Illuminated signs are not currently included in the new Ordinance but following the vote in September the Sign Subcommittee will reconvene and consider working on Illumination Standards for internally lit signs in preparation for the vote in March.

Dave Tower made a motion to post the new Sign Ordinance for Public Hearing. Roberta Oeser seconded the motion. The motion carried unanimously.

### **Zoning Ordinance and other Zoning Changes**

Jane reviewed the Gateway Central and Gateway East Ordinances. Jane discussed the notification of the land owners in those Zones and the two meetings for the land owners that were held.

Roberta Oeser made a motion to post the Gateway Central Ordinance for Public Hearing Kirk Stenersen seconded the motion. The motion carried unanimously.

Roberta Oeser made a motion to post the Gateway East Ordinance for Public Hearing Kirk Stenersen seconded the motion. The motion carried unanimously.

### **Corrections Article**

Amend the Zoning Ordinance, Sign Ordinance, Wetlands Conservation District Ordinance and Growth Management Ordinance in order to renumber and reorder sections and paragraphs in the Ordinances, correct cross references and make typographical corrections and clerical revisions as necessary.

Kirk Stenersen made a motion to post the Corrections Article for Public Hearing Roberta Oeser seconded the motion. The motion carried unanimously.

### **GMO**

Kim presented the amendments to the Ordinance which includes new definitions of single family and multi family unit and the ordinance has been updated to address multi unit dwelling structures. There was discussion which resulted in further minor amendments to the Ordinance.

Dave Tower made a motion to post the amended GMO document as revised for Public Hearing Pat Barry seconded the motion. The motion carried with Roberta voting “no”.

### **Wetlands Ordinance**

Following discussion, Kirk Stenersen made a motion to post the Wetlands Ordinance document as revised for Public Hearing Rick Godin seconded the motion. The motion carried unanimously.

### **Re-zoning of Collins Property (Tax parcel Map 10 Lot 39)**

Sally Collins is located on County Road, which is currently Zoned Commercial. The use all around the property is Residential and there is no reason not to re-zone it.

Roberta Oeser made a motion to post for Public Hearing the proposed Zoning Change from Commercial to Residential for Map 10 Lot 39 Kirk Stenersen seconded the motion. The motion carried unanimously.

Jane also called the Brown family who own land on Dale Farm Road and have asked for their property to be re-zoned to Residential Agricultural but they have not responded yet.

### **Definitions of “Dwelling Unit” and “Dwelling, Multi-unit”**

Kim reviewed the definition updates. These are important because the GMO does not currently address multi unit structures.

Roberta Oeser made a motion to post the definitions of Dwelling Unit and Dwelling, Multi-unit for Public Hearing. Dave Tower seconded the motion. The motion carried unanimously.

### **Addition of paragraph “Q” in section of III of the Zoning Ordinance (Agricultural Uses of Land)**

Roberta was concerned that adding this to the Zoning would encourage people with inadequate amounts of property in all zones to start raising farm animals and the waste that would result might impact surrounding properties if not handled correctly.

David Tower stated that Agricultural uses were already allowed in all districts by State Statute. He thought this might be redundant.

Kim said, the purpose of adding this to the Zoning was to make it as simple as possible for the general public to be aware of their right to agricultural uses of their land in town.

Dave asked for the opinion of the Planning Director and Jane said that it was appropriate for the language to be included in Section III of the Zoning Ordinance.

Kirk Stenersen made a motion to post the addition of paragraph “Q” ” in section of III of the Zoning Ordinance for Public Hearing. Dave Tower seconded the motion. The motion carried with Roberta voting “No”

**Meeting Adjourned 9:15 PM**

**NEXT MEETING**

**July 1, 2008**

Respectfully submitted,

Robyn Payson