

Meeting Minutes for
Work Meeting
November 7, 2023
RO, BH, RC, JA, KM, KG

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
November 7, 2023

DATE: November 7, 2023 **TYPE:** Work Meeting **APPROVED:** 12/5/2023

TIME 7:00 pm

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Roberta Oeser, Bob Hamilton, Kim McCummings, Rob Chamberlain, Joel Aho

ROLL CALL ALTERNATES: Kelen Geiger

ABSENT: Julie Sementa, Kaitlyn Smith

EX OFFICIO: Bob Hamilton

PLANNING DIRECTOR: None

APPOINTMENT OF ALTERNATES: Kelen Geiger for Kaitlyn Smith

OTHERS PRESENT: Roniele Hamilton, Alice Grandmont, Karl Pruter

Call to order and Pledge of Allegiance

Chairman Roberta Oeser said that this meeting is being both audio and video recorded.

Roll call by Chairperson

Announcements and Communications

Bob Hamilton said that next P.O.O.R. meat raffle will take place on December 2nd. The last raffle was quite successful.

Approval of Minutes:

1. October 17, 2023

MOTION: Kim McCummings moved to accept the minutes as written. Rob Chamberlain seconded the motion. **Vote: 6-0-0**

Old Business/Continued Public Hearings

Kelen Geiger asked to speak to the ad that is on the Town of Rindge website for a Part Time Planning Director. Kelen said this was dated November 10, 2022. Kelen requested that the date be fixed. Kelen said she doesn't remember that this is what the Board decided on but she wanted to let everyone know.

Kelen said that the ad on the New Hampshire Municipal Association was posted on September 13th and the closing date will be this coming Monday on November 13th. The Board will need to decide what they want to do. Kelen said that both ads are the same except that one says "part time".

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Kelen said she would like to know if this is the ad that will be used and where it will be posted. Kelen said she would also like to know what the procedure will be when they get applications. Will this be reviewed in a Non Public Session?

Chairman Roberta Oeser said she had a discussion with Selectman Karl Pruter and Town Administrator Lori Rautiola yesterday in the Planning Office. There is about \$30,000 left in the budget for this year. The possibility of calling MRI (Municipal Resources Inc.) was discussed to see if they have anyone with the background that is needed that may be able to assist until we find someone. The other suggestion that was made was to reword the ad to look for semi-retired people who may want to do some part time or contract labor. Roberta said she would be willing to write up that ad. Roberta said there are six ads on Plan Link for planning directors at over \$100,000 and they are not getting applicants as well. The part time may appeal to a retired person who is looking for a low pressure job.

Roberta Oeser asked the Board how they felt about her contacting Clough Harbour Associates in Keene, NH to assist us with third party engineering review when we get submissions. (The Town of Rindge has used them in the past.)

Kelen Geiger said let's get it out there.

Roberta clarified that the dates on the town website were from when the ad was reworked and changed from Land Use to Planning Director. It was basically the same ad, just edited.

Bob Hamilton said he made a request about this as well and the responses do not make sense. Perhaps whoever posted this did not post the current date. Roberta said the old document was edited, not removed and that's why. Roberta said that the current ad needs to be deleted and a completely new ad needs to be posted with the current date. Kim said the date of posting needs to be changed.

Board members discussed other forms of advertising to include

- The town website
- Newspapers
- LinkedIn
- Indeed.com
- Plan Link
- NHMA

<u>New Business/ Public Hearings</u>

To review potential Zoning Amendments and send to Public Hearing on December 5, 2023.

Roberta Oeser said that when the Board posts for public hearings, it will appear on the warrant. The public hearing is not to decide if it will be on the warrant but rather to approve the final form of the amendment that will go on the Warrant.

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Board members discussed the six suggested zoning amendments. Roberta said that these will be sent to Town Counsel for review prior to going on the Warrant.

1. Article III, I of the Zoning Ordinance re: ADUs.
2. Accessory Dwelling Unit Ordinance, Section 2.
3. Article III, S of the Zoning Ordinance.
4. Article V, 7 and Article XX, 35 remove Village Plan Alternative.
5. Article III, O, Article IV, 1, Article V, 5 and Article XX, 24 by adding “manufactured” or “manufactured home” after “mobile home”.
6. Zoning Map: remove Map 4 Lot 3-1 from Business Light Industry zoning district to Residential-Agricultural zoning district.

Wording of each amendment to be voted upon:

Are you in favor of the adoption of Amendment number 1 to the Town of Rindge Zoning Ordinance as proposed by the Planning Board and generally described as follows:
To amend Article III, I of the Zoning Ordinance by adding ‘Accessory Dwelling Units (ADUs) added subsequently are exempt from the density limits.’

(Recommended by the Planning Board _ in favor, _ opposed.)

Are you in favor of the adoption of Amendment number 2 to the Town of Rindge Zoning Ordinance as proposed by the Planning Board and generally described as follows:
To amend the Accessory Dwelling Unit Ordinance, Section 2 by adding ‘and on any legal, non-conforming, single-family residential use property in other Zoning Districts.’

(Recommended by the Planning Board _ in favor, _ opposed.)

Are you in favor of the adoption of Amendment number 3 to the Town of Rindge Zoning Ordinance as proposed by the Planning Board and generally described as follows:
To amend Article III, S of the Zoning Ordinance by adding ‘provided that there is adequate on premise, off-street parking for the vehicles of all renters/tenants and guests.’

(Recommended by the Planning Board _ in favor, _ opposed.)

Are you in favor of the adoption of Amendment number 4 to the Town of Rindge Zoning Ordinance as proposed by the Planning Board and generally described as follows:
To amend Article V, 7 and Article XX, 35 of the Zoning Ordinance by removing Village Plan Alternative entirely.

(Recommended by the Planning Board _ in favor, _ opposed.)

Are you in favor of the adoption of Amendment number 5 to the Town of Rindge Zoning Ordinance as proposed by the Planning Board and generally described as follows:

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To amend Article III, O, Article IV, 1, Article V, 5, Article VI, A and Article XX, 24 of the Zoning Ordinance by adding ‘manufactured’ ‘or manufactured home’ after ‘mobile’ or ‘mobile home’.

(Recommended by the Planning Board _ in favor, _ opposed.)

MOTION: Roberta Oeser moved to post Amendments 1 through 5 to the Zoning Ordinances for Public Hearing on December 5, 2023 at 7:00 PM. Bob Hamilton seconded the motion. **Vote: 6-0-0**

Are you in favor of the adoption of Amendment number 6 to the Town of Rindge Zoning Map as proposed by the Planning Board and generally described as follows:

Amend the Zoning Map by removing Tax Map 4 Lot 3-1 (NH Route 119 near the MA line) from the Business-Light Industry Zoning District and placing it in the Residential-Agricultural Zoning District.

(Recommended by the Planning Board _ in favor, _ opposed.)

MOTION: Roberta Oeser moved to post Amendment #6 to the Zoning Map for Public Hearing on December 5, 2023 at 7:00 PM. Rob Chamberlain seconded the motion. **Vote: 5-0-1** Joel Aho abstained.

Bob Hamilton asked who would address this to the public. Would it be this Board or Dan Aho, who originally requested this? Roberta Oeser said she will speak with Dan Aho.

Reports of Officers and Subcommittees

Chairman Roberta Oeser distributed a handout with some suggestions to amend our current Sign Ordinance. She said she has reviewed our ordinance and has come up with a matrix of the sign sizes and compared it to our sign fee worksheet. Roberta said almost every sign on Route 202 has been granted a variance because our sign sizes are not appropriate. Roberta suggested some changes to the districts as well as to the sign sizes. Chairman Roberta Oeser asked Board members to review our current sign ordinance and perhaps post changes to public hearing in January. Roberta also pointed out VIII D (Permitting Process) which charges Real Estate firms annually for signs. No other business type (painters, contractors, etc.) is charged in this way. Roberta said this an unfair business practice and removing it should be considered.

Adjourned at 8:45 pm

Respectfully submitted,

Planning office staff