

Meeting Minutes
August 2, 2022
JK, KM, HK, JS, BH, KS, JA, KS

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
August 2, 2022**

DATE: August 2, 2022 **TYPE:** Public Hearing **APPROVED:** 9/6/2022
TIME: 7:00 pm
CALL TO ORDER: 7:00pm
ROLL CALL MEMBERS: Jonah Ketola, Kim McCummings, Holly Koski, Julie Sementa, Bob Hamilton, Katelyn Smith
ROLL CALL ALTERNATES: Joel Aho
ABSENT: Sam Bouchie, Robert Chamberlain
EX OFFICIO: Bob Hamilton
PLANNING DIRECTOR: Kirk Stenersen
APPOINTMENT OF ALTERNATES: Joel Aho for Sam Bouchie
OTHERS PRESENT: Roniele Hamilton, Kimberly Sulin, Charles Lawrence, Kelen Geiger, Richard Mellor

Call to order and Pledge of Allegiance

Roll call by Chairperson

Appointment of alternates: Joel Aho for Sam Bouchie

Announcements and Communications

Kim McCummings gave an update on the Farmer's Market.

Bob Hamilton said there will be a road race in town this Saturday. The Recreation Dept. webpage has more information.

Bob Hamilton said that there will be an additional day scheduled for the Swap Shop on Tuesday, August 9th.

Approval of Minutes:

1. July 5, 2022

MOTION: Holly Koski moved to accept the minutes as written. Kim McCummings seconded the motion. **Vote: 6-0-1** Jonah Ketola abstained.

New Business/ Public Hearings

1. **CONSIDERATION OF** an application for a Technical Subdivision submitted by Lawrence Septic Design on behalf of Craig G. and Laura J. Kevghas, 252 Bancroft Road and Harry C. Redkey, 224 Bancroft Road for property located at 224 and 252 Bancroft Road, Rindge, NH at Tax Map 8, Lots 37-2-1 and 37-2-2 in the Residential-Agricultural Zoning District. The applicants are seeking approval for a lot line adjustment.

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Planning Director Kirk Stenersen provided the following from the Planning Dept. Memo:

Background Information:

- 1) Lawrence Septic Design with Richard P. Drew, LLC, surveyor, on behalf of Harry C. Redkey and Craig G. & Laura J. Kevghas have submitted for approval of a Technical Subdivision / Lot Line Adjustment of Tax Map 8 Lot 37-2-1 located at 252 Bancroft Road and Tax Map 8 Lot 37-2-2 located at 224 Bancroft Road.
- 2) The subject parcels, Map 8 Lot 37-2-1 and Map 8 Lot 37-2-2 are currently 22.34 acres and 12.10 acres, respectively.
- 3) The applicant has provided the Planning Board with the information necessary to make an informed decision on the application.

Proposed Motion: “I move to accept the Technical Subdivision application for Tax Map 8 Lot 37-2-1 and Tax Map 8 Lot 37-2-2 as substantially complete as presented.”

Regarding the Application:

- 1) The proposed technical subdivision is located in the Residential-Agricultural District.
- 2) The proposed technical subdivision is located on Bancroft Road.
- 3) The proposed Technical Subdivision will change the lots as follows:

| <u>Lot #:</u> | <u>Existing Size:</u> | <u>Parcel A:</u> | <u>New Size:</u> |
|----------------------|------------------------------|-------------------------|-------------------------------|
| Map 8, Lot 37-2-1 | 22.34 acres | - 0.50 acres | 21.84 acres (951,430 sq. ft.) |
| Map 8, Lot 37-2-2 | 12.10 acres | + 0.50 acres | 12.60 acres (548,846 sq. ft.) |

MOTION: Holly Koski moved to accept the application as substantially complete. Katelyn Smith seconded the motion. **Vote: 7-0-0**

Charlie Lawrence with Lawrence Septic Design presented the plan before the Board. He said he is working as an apprentice under Dick Drew. Mr. Lawrence said that the applicant proposed this lot line adjustment to allow for some grading close to the property line as well as the ownership of the chicken coop as shown on the plan.

Chairman Jonah Ketola opened the public hearing. There were no comments from the public. Chairman Jonah Ketola closed the public hearing.

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Planning Director Kirk Stenersen provided the following recommendations:

I recommend approval of this Technical Subdivision subject to the following conditions:

- 1) Monumentation (iron pins) shall be set at the new lot corners as required.
- 2) All applicable governmental permits shall be obtained.
- 3) Prior, during and after recording of the decision, the applicant shall be made aware that any conditions placed on this subdivision plan through other governmental or permitting agencies are hereby included in this approval.
- 4) Approval by the Town of Rindge Planning Board in and of itself does not effectuate a change in lot line location. This approval recognizes that the lot configurations proposed are in conformance with the Town of Rindge Ordinances and Regulations or are otherwise accepted with non-conformances. The change in lot line location does not occur until such time as a deed transferring parcel "A" is recorded at the Cheshire County Registry of Deeds. A copy of the recorded deed must be submitted to the Town of Rindge Assessing Office.
- 5) The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

MOTION: Holly Koski moved to grant approval of this Technical Subdivision of Tax Map 8 Lot 37-2-1 and Tax Map 8 Lot 37-2-2 as presented with the five aforementioned conditions. Julie Sementa seconded the motion. **Vote: 7-0-0**

Reports of Officers and Subcommittees

1. Wetlands Ordinance review

Planning Director Kirk Stenersen said that there was basically a difference of opinion and interpretation of the Wetlands Ordinance between the Planning Board and the Conservation Commission and that was not going to change. Something needs to change in the Ordinance itself to make things more clear. It was decided to set up some work meetings in September to begin to review this. Planning Director Kirk Stenersen said because this meeting had such a light workload he decided to bring this up this evening.

Planning Board members as well as audience members discussed the process for addressing this review of the ordinance. The following points were discussed:

- Focus will be on Sections 2 through Section 7 including the 50 foot buffer
- Wording needs to be cleaned up so that both parties can agree to its interpretation.
- Each property is different and minimal disturbance may need to be provided for.

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- For many years, the Planning Board and ConCom agreed on the interpretation, then it changed. Why?
- If a member sees something that pertains to this work, or has suggestions on how to change the existing wording, please forward it to Susan in the planning office so that she can send it out to all members.
- Timeline for achieving this work. (Public hearing should take place prior to Christmas)
- Work will commence at the September work meeting.
- Once the Planning Board has reached an agreement on the changes, they will forward them to ConCom for their review/comments.

Richard Mellor said he thinks ConCom should be involved in the work meetings with the Planning Board

Meeting Adjourned at 7:41 PM

Respectfully Submitted,
Planning Office Staff