

**RINDGE PLANNING BOARD  
PLANNING BOARD MEETING**

**January 05, 2021**

**7:00 PM**

**Rindge Recreation Building  
283 Wellington Road**

**As well as via ZOOM for viewing only (no public input via ZOOM)**

Join Zoom Meeting

<https://us02web.zoom.us/j/2745562213?pwd=T01xK2c4dVBIUjRYS3FvV20rYVEwdz09>

Meeting ID: 274 556 2213

Password: 212338

Dial in by Phone

+1 929 436 2866 US

Meeting ID: 274 556 2213

Password: 212338

**Call to order and Pledge of Allegiance**

**Roll call by Chairperson**

**Appointment of alternates, if necessary**

**Announcements and Communications**

**Approval of Minutes:**

1. December 15, 2020

**Old Business/Continued Public Hearings**

1. **CONTINUED** from October 20, 2020, for a Major Site Plan and Major Subdivision review submitted by Navian Development c/o Elias Parkkonen, 581 New Hampshire Route 119, Rindge NH 03461. The property is located at Tax Map 4 Lot 23, 581 NH Route 119 in the Residential-Agricultural Zoning District. The applicant is seeking approval for a 30 lot PURD (Planned Unit Residential Development).

**New Business/ Public Hearings**

1. **CONSIDERATION OF** an application for a Major Site Plan submitted by Tyler Deruosi, P.O. Box 124, Rindge, NH, 03461, for property located on NH Route 202, Rindge, NH Map 2 Lot 44 in the Business- Light Industry District. The applicant is seeking approval for a Tire and Auto/Truck Service.

2. **CONSIDERATION OF** an application for a Technical Subdivision submitted by Daniel & Ardelle Aho, P.O. Box 54, Rindge, NH 03461 and Duane & Chandra Olin, 35 Michael Drive, Rindge, NH 03461 for property located at 33 Michael Drive, Map 7 Lot 83-2 and 35 Michael Drive, Map 7 Lot 83-1 in the Residential – Agricultural District. The applicants are seeking approval for a Technical Subdivision/Lot Line Adjustment.
3. **PUBLIC HEARINGS** to consider the following amendments to the Rindge Zoning Ordinance. Following the public hearing, the Planning Board will decide which amendments will be placed on the Town Meeting Warrant.
  1. To amend Article III (General Provisions) Section I by adding the following: “The overall density of a PURD shall not exceed one (1) dwelling unit per the minimum lot size for the applicable zoning district. PURD’s are permitted in the Residential, Residential-Agricultural, Village and College Districts.”
  2. To amend Article IV (Residential District) Section A.1 and Article V (Residential-Agricultural District) Section A.1 by requiring that each dwelling unit be on a separate lot with the exception of Accessory Dwelling Units.
  3. To amend Article XX (Definitions) Section 14 to read as follows: “Dwelling, Multi-Unit: Any building or structure containing more than two (2) dwelling units but not more than six (6) dwelling units.
  4. To amend Article XX (Definitions) Section 25 to read as follows: “Moderate to High Density Housing: Residential development (3 or more attached units, not to exceed 6 units per structure), where multiple structures are permitted on a single lot. This development is concentrated in agreed upon growth zones, and is designed to reduce driving, create neighborhoods and foster community identity.”
  5. To amend Section 2 of the Accessory Dwelling Ordinance by permitting Accessory Dwelling Units (ADUs) in the College District.
  6. To amend the Accessory Dwelling Unit Ordinance to allow detached Accessory Dwelling Units and to remove language restricting such.
  7. Amend the Zoning Map such that all of Map 2 Lot 46 lies within the Business – Light Industry District. Currently the parcel is bisected by the Business – Light Industry and Residential – Agricultural Zoning Districts; the goal is to include the parcel exclusively in the Business – Light Industry District.
  8. To amend the Zoning Map such that all of Map 2 Lot 54 lies within the Business – Light Industry District. Currently the parcel is bisected by the Business – Light Industry and Residential – Agricultural Zoning Districts; the goal is to include the parcel exclusively in the Business – Light Industry District.

## **Reports of Officers and Subcommittees**

### **Planning Office Report**

### **Other Business**