

Meeting Minutes  
July 2, 2019  
JK, DC, KM, HK, RO, CW, KS

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
July 2, 2019**

**DATE: July 2, 2019 TYPE: Public Hearing APPROVED: August 6, 2019**

**TIME: 7:00 pm**

**CALL TO ORDER: 7:00 PM**

**ROLL CALL MEMBERS:** Jonah Ketola, Dennis Casey, Kim McCummings, Holly Koski,

**ROLL CALL ALTERNATES:** Cheves Walling

**ABSENT:** Jason Paolino, Sam Bouchie

**EX OFFICIO:** Roberta Oeser

**PLANNING DIRECTOR:** Kirk Stenersen

**APPOINTMENT OF ALTERNATES:** Cheves Walling for Jason Paolino

**OTHERS PRESENT:** Katherine and William D. McKinney

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**Call to order and Pledge of Allegiance**

**Roll call by Chairperson**

**Appointment of alternates.**

Cheves Walling for Jason Paolino

**Announcements and Communications**

Roberta Oeser said that the Independence Day Celebration will be at Franklin Pierce on Saturday.

Kim McCummings said that the Farmer's Market will be open on Thursday, July 4th. This is an opportunity for those who are usually working to be able to attend the Market 3PM to 6PM, on street parking.

**Approval of Minutes**

1. Approval of June 4, 2019 minutes

MOTION: Roberta Oeser moved to approve the minutes of June 4, 2019. Holly Koski seconded the motion. Vote: 3-0-3 (Jonah, Dennis and Cheves abstained)

*Chairman Jonah Ketola recused himself from the next case (as an abutter) and asked Kim McCummings to take over the chairing of this part of the meeting.*

*Planning Director Kirk Stenersen recused himself as Planning Director on this case and left the planning table (he is the engineer).*

*Acting Chairperson Kim McCummings read the case before the Board.*

**New Business/ Public Hearings**

1. **CONSIDERATION OF** an application for a Technical Subdivision submitted by Triumph Interiors, PO Box 408, Rindge, NH and Self-Storage 4U, LLC, PO Box 144, New Ipswich NH for properties located at 1090 NH Route 119 and 1082 NH Route 119, Tax Map 31 Lot 9-2 and Tax Map 7, Lot 17-2 in the Gateway East District. The applicants are seeking approval for a lot line adjustment.

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Kirk Stenersen presented the case that is before the Board. This property is located to the east of Cathedral Road in the Gateway East Zoning District. Roberta Oeser asked if the entire property is in the Gateway East Zoning District. Mr. Stenersen said that it is.

Currently Map 31 Lot 9-2 is 3.31 acres and Map 7, Lot 17-2 is 5.67 acres. The applicants are proposing to adjust the lot lines by transferring Parcel A which is 3.67 acres to Map 31, lot 9-2 from Map 7, lot 17-2. After adjustment, Map 31, Lot 9-2 will be 6.98 acres and Map 7 lot 17-2 will be 2.00 acres. Both lots have frontage on NH Route 119 and there will be no change to the frontage amounts.

**MOTION:** Roberta Oeser moved to accept the application as substantially complete. Holly Koski seconded the motion. **Vote: 5-0-0**

Chairwoman Kim McCummings opened the public hearing and asked for comments.

William McKinney, 44 Cathedral Road, said that he thought this was in a residential district and that he is opposed to any development of this property. William McKinney said this comes up to the back of his residential property and is a wet piece of property. If he is only transferring ownership, that is fine, but if there is an intention to build on this, he sees it as an issue.

Roberta Oeser asked about the setbacks between business and residential zoning districts. Kirk Stenersen said that it is 50 feet. (versus 10 feet if it was the same zoning district)

*Chairwoman Kim McCummings closed the public hearing.*

Roberta Oeser read the recommendations from the Planning Office memo:

- 1) Monumentation (iron pins or drill holes as appropriate) shall be set at all new lot corners and angle points.
- 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 deeds transferring parcel "A" are recorded at the Cheshire County Registry of Deeds. A copy of the recorded deeds 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:** Roberta Oeser moved to grant approval of this Technical Subdivision application of Tax Map 31, lot 9-2 and Tax Map 7, Lot 17-2 as presented with the 5 aforementioned conditions. Holly Koski seconded the motion. **Vote: 5-0-0**

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*Chairman Jonah Ketola returned to the Planning Table. Kim McCummings stepped down as acting Chairperson.*

*Planning Director Kirk Stenersen returned to the Planning Table.*

### **Planning Office Report**

Planning Director Kirk Stenersen updated the Board on the Colonial Green legal action. He said there was a hearing yesterday. This included a motion to dismiss and a hearing. Town Counsel Gary Kinyon amended the motion to a final hearing which was granted and he expects the judge to uphold the Planning Board decision. Mr. Stenersen said he believes the court has 60 days.

Regarding Dale Farm Road, Kirk Stenersen said that the Zoning Board of Adjustment upheld the Planning Board decision and the applicant has requested a rehearing. Town Counsel has advised the Planning Board not to respond to the Conservation Commission letter that was received. Roberta Oeser asked if the Board should send the minutes to the Conservation Commission. Kirk Stenersen said he spoke informally with David Drouin and the minutes are available.

Planning Director Kirk Stenersen updated the Board on Susan Hoyland. As of yesterday, she is back in the hospital but remains optimistic about returning to work.

Roberta Oeser made a suggestion to change the way the Board administers application fees from clients, particularly as it pertains to postage. A short discussion took place as to how the Planning Board charges for applications.

Roberta Oeser said the Robotics team would be doing some things at the Independence Day celebration which should be a lot of fun.

Adjourned: 7:30 PM

Respectfully submitted,  
Susan Hoyland  
Planning Department