

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
October 1, 2019**

DATE: October 1, 2019 TYPE: Public Hearing APPROVED: October 15, 2019
TIME: 7:00 pm

CALL TO ORDER: 7:00 PM

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

ROLL CALL ALTERNATES: Cheves Walling, Katelyn Smith

ABSENT: Jason Paolino

EX OFFICIO: Roberta Oeser

PLANNING DIRECTOR: Kirk Stenersen

APPOINTMENT OF ALTERNATES:

OTHERS PRESENT: Nate Chamberlin, Kelen Geiger, Bob Hamilton, Roni Hamilton, Phyliss McKoen and Judy Unger-Clark

Call to order and Pledge of Allegiance

Roll call by Chairperson

Appointment of alternates.

Cheves Walling for Jason Paolino

Announcements and Communications

Roberta made an announcement that the first Meat Raffle is this coming Saturday at the VFW. Kim made an announcement that there will be two more Farmer's Markets left for the season, one this Thursday and one next Thursday. She pointed out that the market is rain or shine and is only cancelled in the event of lightning.

Approval of Minutes

1. Approval of September 3rd, 2019 minutes was pushed out to the next meeting.

New Business/ Public Hearings

Note the order of new business was changed due to who was present at the time.

1. **PRELIMINARY CONCEPTUAL CONSULTATION WITH** Fieldstone Land Consultants, PLLC, 206 Elm Street, Milford, NH on behalf of Navian Development, 581 N.H. Route 119, Rindge, NH for property located at N.H. Route 119, Tax Map 4 Lot 23 in the Residential – Agricultural District for a potential Planned Unit Residential Development.

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Planning Director Kirk Stenersen pointed out that his father in law works for Navian Development / Boss Contractors. He requested input from the Board on whether to step down as Planning Director for this conceptual consultation. The Board discussed the project and whether Kirk Stenersen should step down. The conclusion was that this is a preliminary conceptual consultation and there is no need for Kirk Stenersen to step down at this point in the process.

Nate Chamberlain of Fieldstone Land Consultants, PLLC presented a conceptual plan for a 66 unit workforce PURD with a mix of single family homes and multi-family units. The parcel is 110 acres with a fair amount of wetlands on the property; approximately 1/3 of the parcel is wetlands. There is essentially three areas of uplands that would be proposed for development. The drainage all flows toward the large wetland area along Route 119. The roads would all be private with a homeowners association for the development. There is a combination of 4-unit buildings (four of them) and 6-unit buildings (four of them) that will be proposed for the multi-family and 26 single family lots for a total of 66 units. Nate Chamberlain went over the PURD calculations as shown in Note 4 of the "Overall Site Plan" to show how the 66 units was determined. The idea is that 36 of the units will be workforce housing and will be in the 6 unit buildings.

The proposal is for 22 foot wide roads, the cul-de-sacs may be able to be 20 foot wide roads. There are four (4) wetland crossings shown for the roadways. There is a loop road for the multi-family. Adequate parking is provided per the town regulations for each of the units. They will be requesting to be allowed a hammerhead turn around for the section of road that services four lots.

Nate Chamberlain went over the open space calculations as shown in note 5. Total common land and open space is well above what is required. The single family lots are approximately 0.75 acres with the smallest one being 0.56 acres. The single family lots will be serviced by on-site wells and septics. The multi-family units will have shared wells and septics. The septics are controlling the layout of the project to meet the 100 foot setback to wetlands.

The Board and Nate Chamberlain discussed the disbursement of the multi-family units and single family units. The first two 4-unit buildings will be on their own lot, the four 6-unit buildings will be on their own lot and the last two 4-unit buildings will be on their own lot. There was discussion on the septic systems and how many for the multi-family. The final layout has not yet been determined.

Planning Director Kirk Stenersen pointed out that the workforce housing units cannot be all clustered together in one area. Per Section 5.B.5.d of the Planned Unit Residential Development Regulation "Workforce housing units shall be similar in exterior appearance and indistinguishable from market rate units and disbursed through the development." Nate Chamberlain said that this would be taken into consideration and the requirement would be meet.

The Board discussed the intent of the PURD and Dennis Casey questioned whether common septics and wells are required. Planning Director Kirk Stenersen pointed out that the overall purpose of the PURD is to cluster the development to allow for open space that will not be developed. Nate Chamberlain pointed out that the idea is to put the wells in the back of each lot with the septic in the front.

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There was discussion on the length of roadway. Planning Director Kirk Stenersen pointed out the requirement of a pull out every 1,000 feet of roadway length for roadways over 1,500 feet in length. Chairman Jonah Ketola pointed out that a drainage system design and calculations will be required. The rise of the road was discussed from Route 119 to the cul-de-sac. Nate Chamberlain stated that the slope of the roadway will meet the regulations.

Discussion took place on the workforce housing units and the calculations showing 15 units required but 36 are preliminarily proposed. This was done based on six 6-unit buildings but they will review this. It was noted that a covenant is required for the workforce housing units restricting the amount they can be sold for or rented for.

Roni Hamilton was concerned that this development would be really stretching our highway, fire and police services.

Judy Unger-Clark inquired how many PURD's there are currently in Rindge. Planning Director Kirk Stenersen and the Board were unsure of the number. Kirk Stenersen was thinking it is roughly ten. Judy Under-Clark inquired how many have come before the Board this year. The only one the Board could come up with was the Dale Farm Road PURD. The first PURD is believed to be Taggart Meadows which was approved in the late 1980's. Judy Unger-Clark feels there is a conflict between PURD's and Zoning in regards to multi-family and that a project of this size is in conflict with the Master Plan. She urges the Planning Board to seriously consider a project of this size in a residential agricultural area.

Discussion took place on the proximity of the nearest dwelling unit to the areas proposed to be developed. It is believed that the closest single family homes would be on the opposite side of N.H. Route 119.

Discussion took place on the amount of revenue that would be generated from the development compared to the cost of educating students that may be brought into the school district. There was concern that the amount of revenue generated would be far less than the cost to educate an average of one student per unit. Numbers that were discussed is \$5,000 of revenue per unit (\$330,000) compared to one student per unit at a cost of \$18,000 per student (\$1,188,000). Discussion took place on the number of bedrooms per unit. The 4-unit buildings would be 3-bedroom units and the 6-unit building would be 2-bedroom units. The single family units will most likely be 3 to 4-bedroom units.

Discussion took place on how much workforce housing is currently in town. Discussion took place on whether a quota is required. Planning Director Kirk Stenersen pointed out that the town has to provide for opportunities for workforce housing per state RSA. Roberta Oeser pointed out that the Monadnock Co-Op helps Rindge in providing workforce housing. There is a 30% density bonus to build workforce housing. Roberta Oeser pointed out that you cannot make it cost ineffective to build workforce housing units. Nate Chamberlain went over the requirement from the state in 2011 to provide for workforce housing. Phyliss McKoen stated that she believes there is a quota requirement. She is also concerned that this type of project is driving up the taxes and pushing out those who have been here for years. Planning Director Kirk Stenersen will look into whether there is a quota requirement.

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Discussion took place on whether the concern is with the workforce housing or the number of units. Discussion took place on the misnomer in regards to what workforce housing is.

- 2. DISCUSSION WITH** Timothy Halliday, 30 Hughill Road, Rindge, NH on unpermitted site plan activities on the property located at Rand Road and U.S. Route 202, Tax Map 2 Lot 41-2 in the Business-Light Industry District.

Sam Bouchie inquired whether Roberta Oeser should step down from the discussion due to her financial interest with Tim Halliday and being his realtor for years. Sam requested to go into non-public session. It was felt this was not appropriate. Discussion took place on whether Roberta should step down having a business relationship with Tim Halliday for years. Roberta Oeser did not feel she needs to step down and did not step down.

Planning Director Kirk Stenersen briefly summarized the history of the property. The property was cleared and re-graded to create a level area. Construction materials were brought in and stored on the property for an off-site project in Massachusetts. Mi-Boxes were then brought in and were being assembled on the site. The Mi-Boxes have been moved off of the site to 58 U.S. Route 202 but the construction materials of Jamie VanDykes are still being stored on the site. The site is being used as a construction storage yard.

Tim Halliday stated that he purchased the property approximately 15 months ago. He cleared the property approximately 12 months ago. Gravel was taken off of the property many years ago and he filled in the low areas from that excavation and graded off the site. All of this took place in full public view last fall. Jamie VanDyke asked if he could store the metal building materials on this site, which Tim Halliday allowed him to do.

Discussion took place on the current use (materials storage yard) and the need for a site plan for the current use of the property. Tim Halliday apologized for getting to this point. Discussion took place on the lack of rent being irrelevant to whether the use is commercial or not. The Board would like to see a site plan for the property if it is to continue as a commercial use.

Chairman Jonah Ketola inquired whether a site plan should be required for 58 U.S. Route 202 and the Mi-Box use. Tim Halliday pointed out that David Duvernay sent an e-mail stating that the “property has been used for every conceivable purpose for over 20 years, including car sales, manufacturing, Junk Yard, equipment storage, etc. Thus, Code Enforcement has no issue with this commercial use on the site.” Tim Halliday stated that he is working extremely hard to clean up the property. He plans to rent out space similar to what has been done in the past. Planning Director Kirk Stenersen stated the he found that the property was approved for VanDyke Construction, auto body shop, auto dealership and towing company. There were conditions that were placed on some of the approvals.

Going back to Rand Road, Tim Halliday stated that if the Board requires a site plan for the storage of the materials he will require Jamie VanDyke to remove them from the site. The Board discussed what they would like to see and what needs to be done. Discussion took place on a time table for compliance and / or a site plan. The Board concluded that they would like to see an existing

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conditions site plan for the property. The Board would like to see everyone go through the same permitting process.

Tim Halliday stated that he does have a boundary survey and the wetlands were flagged on the property. Chairman Jonah Ketola summarized that the Board would like to see an updated existing conditions site plan for the property and that the building materials need to be removed from the site. The 3.4 acre site includes a portion of the large wetland with stumps along U.S. Route 202. Any further development or any commercial use on the property will require a full site plan with drainage analysis.

Planning Office Report

- 1. FOLLOW UP** on status of ATA Construction subdivision off of East Monomonac Road and status update.

Planning Director Kirk Stenersen updated the Board that all items as requested and required have been submitted. There is a letter in the file from Bedford Design that the area of disturbance is under the threshold for an Alteration of Terrain permit. The homeowner's association documents have been recorded. ATA Construction has provided a check for the construction bond as well as a check for the escrow account for the inspections of the construction of the roadway. Compaction testing will be required by Mike Cloutier and Andre Aho understands the requirement. All the boxes have been checked in regards to the conditions.

- 2. UPDATE** on Planning Secretary status.

Planning Director Kirk Stenersen informed the Board that Susan Hoyland has resigned her position as the Planning Secretary due to health issues.

The Planning Board discussed filling the position. Discussion took place on hiring a temp in the meantime. They requested that Planning Director Kirk Stenersen review the job description and post for the position. Kirk Stenersen will begin the process to hire a new Planning Secretary and will have a maximum pay of the budgeted \$24,700.

Adjourned: 8:35 PM

Respectfully submitted,
Kirk L. Stenersen
Planning Department