

Meeting Minutes
April 21, 2020
JK, DC, HK, JP, RO, SB, KM, KS, KS

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
April 21, 2020**

DATE: April 21, 2020 TYPE: Public Hearing APPROVED: 6/2/2020

TIME: 7:00 pm

CALL TO ORDER: 7:00 PM

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

ROLL CALL ALTERNATES: Katelyn Smith

ABSENT: Cheves Walling

EX OFFICIO: Roberta Oeser

PLANNING DIRECTOR: Kirk Stenersen

APPOINTMENT OF ALTERNATES: see individual case

OTHERS PRESENT: Kate Barry, Margaret Barry, Jeff and Deni Dickler, Isaac French, Mark Griffin, Bob and Roni Hamilton, Adam Krook, Matt Olson, Jed Paquin, Jared Reini, Rodney Seppala, Shawn Seppala, Judy Unger-Clark

Call to order

Chairman Jonah Ketola read the following Right-to-Know Law Meeting Checklist

Right-to-Know Law Meeting Checklist

As Chair of the Town of Rindge Planning Board, due to the COVID-19/Corona virus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means;

We are utilizing the Zoom platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting.

b) Providing public notice of the necessary information for accessing the meeting;

We previously gave notice to the public of how to access the meeting using Zoom, and instructions are provided on the Town of Rindge website at rindgenh.org.

c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access;

If anybody has a problem, please call 603-899-0004.

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d) Adjourning the meeting if the public is unable to access the meeting.

In the event the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time. Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

I would like to start the meeting by taking a Roll Call attendance. When each member states their presence, also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

If public input is desired by the Board the public in attendance can 'raise their hand' if attending via video by clicking on the icon and if attending via audio only, by pressing *9 on their phone.

Note that all attendees will be muted for security purposes. If you would like to speak, please use the "raise your hand" feature. If you have limited bandwidth, it is best off turn off the video

Let's start now with Roll Call.

Roll Call: Sam Bouchie, Roberta Oeser, Holly Koski, Kim McCummings, Jason Paolino, Katelyn Smith, Dennis Casey, Jonah Ketola

ELECTION OF OFFICERS for 2020

MOTION: Holly Koski moved to nominate Jonah Ketola as Chairman, seconded by Jason Paolino.

Roll Call Vote: 7-0-0 HK, RO, DC, SB, JP, KM, JK

MOTION: Roberta Oeser moved to nominate Sam Bouchie as Vice Chairman. Jason Paolino seconded the motion. **Roll Call Vote: 7-0-0**, HK, RO, DC, SB, JP, KM, JK,

Approval of Minutes:

1. February 18, 2020

MOTION: Roberta Oeser moved to accept the minutes as written. Holly Koski seconded the motion. **Roll Call Vote: 5-0-2** AYE: Holly Koski, Roberta Oeser, Dennis Casey, Sam Bouchie, Kim McCummings. ABSTAINED: Jason Paolino, Jonah Ketola

2. March 17, 2020 Motion to amend (change Jason's name to Jonah)

MOTION: Dennis Casey moved to amend and then accept the minutes. Kim McCummings seconded the motion. **Roll Call Vote: 5-0-2** Roll Call Vote: AYE: Dennis Casey, Kim McCummings, Jonah Ketola, Roberta Oeser, Holly Koski. Abstained: Sam Bouchie, Jason Paolino

Chairman Jonah Ketola said that if anyone is in the room with someone attending this ZOOM meeting, they must be identified.

Jonah Ketola said he is in the room with Planning Director Kirk Stenersen. Jeff Dickler said that he is in the room with Deni Dickler.

New Business/ Public Hearings

Chairman Jonah Ketola read the case before the Board.

Continued from March 17-CONSIDERATION OF an application for a Technical Subdivision submitted by Isaac and Liz French and Mark and Alyson Griffin for property located south of Taggart Circle, Tax Map 5 Lots 10 and 11 in the Residential-Agricultural District. The applicants are seeking approval for a lot line adjustment.

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

- 1) Paquin Land Surveying, PLLC on behalf of Isaac & Elizabeth French and Mark & Alyson Griffin has submitted for approval of a Technical Subdivision / Lot Line Adjustment between Tax Map 5 Lots 10 and 11.
- 2) The applicant has provided the Planning Board with the information necessary to make an informed decision on the application. I recommend the Planning Board accept the application as complete and open the public hearing.

Chairman Jonah Ketola asked if all Planning Board members had received the electronic copy of the plans and had time to review them. Roberta Oeser said that she did not receive the email, but had seen the plans.

MOTION: Holly Koski moved to accept the Technical Subdivision application for Tax Map 5 Lots 10 and 11 as substantially complete. Sam Bouchie seconded the motion. Roll Call Vote: AYE: Holly Koski, Roberta Oeser, Dennis Casey, Sam Bouchie, Kim McCummings, Jason Paolino, Jonah Ketola. **Vote: 7-0-0**

Planning Director Kirk Stenersen asked people who are attending to use their real names for both preparing the minutes as well as for security purposes.

Planning Director Kirk Stenersen read the following from the Planning Office memo:

Regarding the Application:

- 1) The proposed technical subdivision is located in the Residential – Agricultural District.
- 2) The proposed technical subdivision is located off of Taggart Circle and Monadnock View Road. Neither parcel has frontage on either road but there is an access and utility easement for

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the properties to both Taggart Circle and Monadnock View Road. The recorded easement has been submitted with the application.

- 3) There is no public infrastructure or utilities proposed.
- 4) Currently Tax Map 5 Lot 10 is 80.62 acres with no frontage and Tax Map 5 Lot 11 is 49.61 acres with no frontage. The applicant is proposing to adjust the lot lines between the two lots by transferring Parcel A which is 46.90 acres from Tax Map 5 Lot 10 to Tax Map 5 Lot 11 and by transferring Parcel B which is 32.08 acres from Tax Map 5 Lot 11 to Tax Map 10. Tax Map 5 Lot 10 will become 65.80 acres with no frontage and Tax Map 5 Lot 11 will become 64.43 acres with no frontage.
- 5) The applicant has submitted a “Declaration of Driveway Easement and Maintenance Agreement for Tax Map 5, Lot 10 and Tax Map 5, Lot 11 Taggart Circle, Rindge, New Hampshire” for the shared driveway over Lot 11 for the benefit of Lot 10.

Planning Director Kirk Stenersen supplied the plan for Board members and the public to view.

Jed Paquin, of Paquin Land Surveying introduced himself and said he is here tonight representing the applicant. He said the idea here is to adjust the boundary lines so that they run north to south rather than east to west.

Planning Director Kirk Stenersen outlined the locus on the map to show the original lot lines as well as what is being proposed.

Jed Paquin said the access here to both lots is via an easement from Taggart Circle. There will be a shared driveway among four parties. (Mark and Alyson Griffin and Isaac and Liz French)
Jed Paquin said both of these are existing, non-conforming lots of record and after this adjustment, they will still be existing non-conforming lots of record. (as neither lot has frontage)

Chairman Jonah Ketola said that he would entertain questions from any Board members first.

Dennis Casey asked what the purpose was for doing this lot line adjustment. Jed Paquin said both parties would like to build residential house lots. The idea here would be to build closer to the access road.

Chairman Jonah Ketola opened this up to public hearing. He asked that people raise their hands.

- Jeff Dickler asked if the intent of these parties was to build two more subdivisions off of Taggart Circle and Monadnock View. Jed Paquin said that no, the intent is to be able to build on

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each lot of record; no new lots are being created. Jeff Dickler said then that each lot would have just one house. Jed Paquin said, yes, that is the intent.

Chairman Jonah Ketola closed the public hearing as there were no more questions.

Planning Director Kirk Stenersen read the following recommendations from the Planning Office memo:

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

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. The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

MOTION: Dennis Casey moved to grant approval of this Technical Subdivision application of Tax Map 5 Lots 10 and 11 as presented with the 4 aforementioned conditions. Holly Koski seconded the motion. Roll Call Vote: In Favor: Roberta Oeser, Holly Koski, Dennis Casey; Jason Paolino, Kim McCummings, Sam Bouchie, Jonah Ketola. **VOTE: 7-0-0**

Chairman Jonah Ketola thanked everyone for taking part in this presentation.

Chairman Jonah Ketola read the case before the Board. Jonah Ketola said this case may be a little tricky as Kirk Stenersen is the engineer and will have to step off the Board. We will do our best technically without his assistance.

CONSIDERATION OF an application for a Technical Subdivision submitted by Ashoryn LLC-Matt Olson, PO Box 283, Rindge NH 03461 for property located at 98 Todd Hill Road and 84 Todd Hill Road, Tax Map 6, lots 64A and 64B in the Residential-Agricultural district. The applicant is seeking approval for a lot line adjustment.

Kirk Stenersen stepped down as Planning Director.

Chairman Jonah Ketola read the background information from the Planning Office memo:

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Background Information:

1. Higher Design, PLLC, on behalf of Ashoryn, LLC –Matt Olson has submitted for approval of a Technical Subdivision/Lot Line Adjustment between Map 6 Lot 64A and Map 6 Lot 64B.
2. The applicant has provided the Planning Board with the information necessary to make an informed decision on the application. I recommend the Planning Board accept the application as complete and open the public hearing.

Chairman Jonah Ketola asked Kirk Stenersen to present the plan to the Board. Kirk Stenersen of Higher Design introduced himself and said he is representing the applicant. Matt Olson, for this application. Mr. Stenersen said that Mr. Olson is on the phone this evening.

Kirk Stenersen said this is a technical subdivision. Currently, this is two parcels. Both parcels are currently the same size. They run between Main Street and Middle Winchendon Road in the Res Ag district. Mr. Stenersen outlined the lot sizes and frontage. He said that Lot 64A currently has a house which is under construction and Lot 64B has been cleared for a future home. Both properties do have state approved septic designs. There will be no change in frontage to either lot. This lot line adjustment will leave one lot with just over 8 acres and the other lot with 2 acres.

MOTION: Dennis Casey moved to accept the Technical Subdivision application for Tax Map 6 Lots 64A and 64B as substantially complete. Jason Paolino seconded the motion. AYE: Holly Koski, Dennis Casey, Jason Paolino, Kim McCummings, Roberta Oeser, Sam Bouchie, Jonah Ketola.

Vote: 7-0-0

Chairman Jonah Ketola read the following from the Planning Office Memo:

1. The proposed technical subdivision is located in the Residential – Agricultural District.
2. The proposed technical subdivision is located at 98 Todd Hill Road and 84 Todd Hill Road.
3. There is no public infrastructure or utilities proposed.
4. Currently Tax Map 6, Lot 64A has 260.39 feet of frontage and is 5.12 acres and Tax Map 6, Lot 64B has 280.31 feet of frontage and is 5.02 acres. The applicant is proposing to adjust the lot lines between the two lots by transferring Parcel A which is 3.02 acres from Tax Map 6, Lot 64B to Tax Map 6, Lot 64A. The frontage will not change on either lot. After subdivision, Tax Map 6, Lot 64A will have 8.14 acres (354,567 square feet) and Tax Map 6, Lot 64B will have 2.00 acres (87,120 square feet).

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Chairman Jonah Ketola asked the Board for questions. Roberta Oeser asked what the 'stone apron' was on the plan. Kirk Stenersen said this is a driveway apron. Dennis Casey asked if both lots were owned by Matt Olson. They are.

Chairman Jonah Ketola opened the public hearing.

Jeff Dickler said that a couple of months ago, he appeared before the Board regarding 674 and a requirement by the State to try to inject design parameters for renewable energy. Has the owner been apprised of that and are they doing anything to respond to it. Kirk Stenersen said that the owner had read the minutes of the prior meeting and was apprised on this and is aware of this. Jeff Dickler said that if the owner is aware of this and is dealing with it, he would like to hear from the owner. Roberta Oeser said this is the Planning Dept., not the building department, and we do not have design standards in our regulations or zoning ordinances. This is strictly a technical subdivision hearing. Chairman Jonah Ketola said that there is nothing the Planning Board can do to force building requirements on anyone. Right now, we are looking at an application for a technical subdivision and the Planning Board has no jurisdiction over what they build there.

Kate Berry inquired if doing this change would enable another subdivision to occur or will this stay just two lots? Chairman Jonah Ketola said that currently, from what he understands, this is just two building lots. Kirk Stenersen said that the minimum required frontage in Rindge is 250 feet and presently, one of these lots has 260 feet and the other has 280 feet, so to create another frontage lot, you would need a total of 750 feet which they do not have.

Chairman Jonah Ketola closed the public hearing.

MOTION: Jason Paolino moved to grant approval of this Technical Subdivision application of Tax Map 6 Lots 64A and 64B as presented with four conditions:

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 The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

Dennis Casey seconded the motion. Roll Call Vote: AYE: Holly Koski, Jonah Ketola, Dennis Casey, Sam Bouchie, Roberta Oeser, Jason Paolino, Kim McCummings. **Vote: 7-0-0**

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Chairman Jonah Ketola read the next case before the Board.

CONSIDERATION OF an application for a Major Site Plan submitted by Triumph Interiors, 1090 NH Route 119, P.O. Box 408, Rindge, NH for property located at 1090 NH Route 119, Tax Map 31 Lot 9-2 in the Gateway East Zoning District. The applicant is seeking to add an additional warehouse with six apartment units above, with associated parking and drives.

Chairman Jonah Ketola said that he would read the background information from the Planning Office memo but then he would need to turn this meeting over to someone else to Chair as he is an abutter on this property and our planning director is the engineer.

Background Information / Completeness:

1. Higher Design, PLLC on behalf of Triumph Interiors has submitted for approval of a Major Site Plan Review for an additional warehouse (8,254 sq. ft.) and 6 apartments (four 1-bedroom and two 2-bedroom apartments) with associated parking and drives.

2. The applicant has provided the Planning Board with the information necessary to make an informed decision on the applications. I recommend the Planning Board accept the applications as substantially complete

Roberta Oeser said that she could co-host the meeting in Kirk's absence, and Sam Bouchie could chair the meeting. Sam Bouchie said he did not see this coming and did not have all the paperwork printed out at this time. Sam Bouchie asked Holly Koski if she had all the paperwork printed. Holly said she did.

Planning Director Kirk Stenersen stepped down from the Board. Vice Chairman Sam Bouchie appointed Katelyn Smith to sit for Jonah Ketola. Vice Chairman Sam Bouchie asked Holly Koski to read from the Planning Office memorandum

- 1) The proposed project is located in the Gateway East District on Tax Map 31 Lot 9-2.
- 2) The subject parcel is 6.98 acres.
- 3) The area to the east of the wetlands and east of the area to be developed is 2.44 acres with 1.20 acres of uplands. This area meets the requirements for open space of 30% of the total parcel area (2.09 acres) of which 50 percent must be free of wetlands and steep slopes (1.05 acres). It appears that the applicant has met the Common Land and Open Space requirements.
- 4) The proposed signage for the site consists of the existing free standing sign by NH Route 119 and the individual signs on the buildings. Proposed signage to meet the Town of Rindge Sign Ordinance specifications.

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- 5) This is Phase II of a two-phased project. (Originally approved, with Phase II,- the warehouse only with no apartments, May 6, 2014
- 6) The applicant has provided the Planning Board with Drainage Computations and Storm water Management Plan and it appears that they have met the requirements.
- 7) The applicant will need to obtain NHDES septic system construction approval and an updated NH DOT Driveway Permit for the proposed change of use.
- 8) Total parking for the warehouse apartments is 13 spaces.
- 9) Exterior parking lot lighting shall be in the locations shown on the Site Layout Plan by Higher Design, PLLC dated 3/23/2020.) Lighting shall be downcast and shall meet the Town of Rindge Site Plan Regulations.

Recommendation: I recommend approval of the Triumph Interiors Major Site Plan with the following conditions:

- 1) All applicable governmental permits shall be obtained, which may include, but are not limited to:
 - a. NHDES approval for septic system construction
 - b. NHDOT Driveway Permit approval
- 2) Prior, during and after recording of the decision, the applicant shall be made aware that any conditions placed on this site plan through other governmental or permitting agencies are hereby included in this approval.
- 3) The site address shall conform to the NH Enhanced 911 naming and numbering system as managed by the Director of Public and Life Safety, Rick Donovan.
- 4) All exterior site lighting shall be downcast lighting and shall be in compliance with the Town of Rindge Site Plan Regulations.
- 5) Proposed signage shall meet the Town of Rindge Sign Ordinance specifications.

Dennis Casey asked about the Driveway Approval. He asked if they did not already have a driveway approval in place. Kirk Stenersen said that this is because there is a change of use.

Jason Paolino said that the Board needs to vote to accept this application as complete prior to

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moving on with this discussion.

MOTION: Jason Paolino moved to accept the application as substantially complete. Holly Koski seconded the motion. Roll Call Vote: AYE: Katelyn Smith, Roberta Oeser, Jason Paolino, Kim McCummings, Holly Koski, Sam Bouchie, Dennis Casey **Vote: 7-0-0**

Kirk Stenersen of Higher Design, PLLC addressed the Board. He said he was representing Rodney Seppala of Triumph Interiors who he believes is at this meeting this evening. Kirk Stenersen said they are here this evening with an application for a Major Site Plan application which is a modification of a previously approved Site Plan application for Triumph Interiors.

Kirk Stenersen put the plans up onto the Zoom screen for all to see. The original site plan was for a 6,626 square foot retail showroom which has been built. There was also a 7500 sf future warehouse which was the second phase of the project. As part of that project, the wetlands crossing was completed and the back area was constructed for a truck turnaround and storage space.

The proposal before the Planning Board this evening is to modify the second warehouse by adding approximately 10 percent to get to an 8254 sf warehouse and to add a second floor to the warehouse for 6 apartments. The parcel is located on the north side of Route 119 between the mini-storage and the chiropractor. The parcel is in the Gateway East district. When the original project was approved in 2014, the site was 3.3 acres. A lot line adjustment took place in 2019 with the mini-storage resulting in the parcel becoming 6.98 acres. This increase in acreage created an opportunity to create higher end apartments above the previously approved future warehouse in keeping with the Gateway East district. Quoting from the Zoning Ordinance, “the Gateway East District will implement the mixed use district goals set forth in the Rindge Master Plan providing for compact mixed use development, is pedestrian friendly and encourages a mixture of business, commercial and residential land use while preserving the natural beauty of NH Route 119 and US Route 202 roadways as they enter Rindge”.

Kirk Stenersen provided the elevation views on the Zoom platform for all to see.

The proposal looked at separating the tenant parking from the actual warehouse space. There are 13 spaces including one for Handicapped Parking. The run off remains unchanged from the original site plan. Run off will be directed to the two storm water detention basins. Overall rate of flow is less in the post development conditions than in the pre development conditions.

The NHDES septic approval was received today. The allowed lot loading for septic purposes with the existing and proposed wells is just over 5000 gallons a day. The proposed septic loading for the existing uses and the apartments is just over 2000 gallons per day (significantly less than what is permitted). The NH DOT driveway permit for a change of use is pending. The total proposed disturbed area including from previously constructed Phase I is 99,500 square feet of disturbance so

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an Alteration of Terrain permit is not required. This note was put on the plans that was submitted to NH DES.

There is currently a free standing sign on the site as well as signs on the side of building which have been permitted. Any additional signage to meet the Town of Rindge specifications.

The lights will be LED lights and are downcast.

Chairman Sam Bouchie asked the Board for any questions.

Jason Paolino asked what was being stored in the warehouse. Kirk Stenersen said that this is a continuation for expansion of a kitchen- mill work type of company. Finished carpentry materials would be stored there. Jason Paolino asked if there would be any hazardous materials. Kirk Stenersen said there would not be.

Jason Paolino wanted to confirm the 50 foot setback off of the back corner of the lot. Kirk Stenersen said, this is from the wetlands to the back corner of the property.

Roberta Oeser said she was on the subcommittee when the Gateway Districts were formed. There have been a lot of issues in town with apartments, but this project is precisely what the Planning Board had in mind when they created the Gateway districts. Kirk Stenersen said these are higher end apartments, four 1-bedroom units and two 2-bedroom units.

Dennis Casey said that if the general idea is to encourage people to be able to walk, he does not see any sidewalks on this project. There is a coffee shop at Triumph Interiors and if he lived in an apartment, he would like to walk to the coffee shop. Kirk Stenersen said that the access road to the back is 24 feet wide. Creating a sidewalk would be an issue in that space. The amount of traffic is minimal in this area.

Kim McCummings said this looks like a well thought out project. The units are laid out well. Her only question is the load for septic. Kirk Stenersen said this is designed based on two 2-bedroom apartments and four 1-bedroom apartments. This does meet NH DES requirements.

Vice Chairman Sam Bouchie said he would like to open this to the public, starting with the abutters.

Jonah Ketola asked if the owner would put two lights on the pole so that he could light Jonah's property as well. Jonah Ketola said this is a good project and it looks nice.

Bob Hamilton said that Kathy and Dave McKinney have a pinpoint abutting point. Mr. Hamilton is asking if they were notified as he is aware of objections they had in the past. Mr. Hamilton said he will not speak on their behalf, but want to make sure they were notified. Kirk confirmed that they were notified.

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Kirk Stenersen said that he would like to follow up on Jason's question regarding wetlands. From the residential zoning district to this side of the wetlands is 280 feet. The setback requirement is 50 feet. So there is a substantial distance over and above the setbacks.

Judy Unger Clark asked about the road that is going over the wetlands. She asked what specifically the design is. Kirk Stenersen said that was part of the original application and is paved. Judy Unger Clark asked if someone could read from the Gateway District as to the requirements for design. Judy Unger Clark said, when she saw the design of the building, it seemed very contemporary. She thought the Gateway ordinance spoke to the design. Jason Paolino said he had the ordinance and would skim through it to try to find what Judy is asking about.

Deni Dickler said she would like to mirror Roberta's statement of liking the mixed use with the warehouse and apartments over it. Deni Dickler said it is unfortunate that there are so many wetlands. She asked about the wetland setbacks for septic systems. She also asked about the storage, specifically, would there be any stains or large containers of solvents that would have hazardous materials? Deni Dickler asked if this was seen by the Conservation Commission. Kirk Stenersen said the septic system is more than 100 feet from the wetlands. He said, as to the solvents, the cabinets they sell are not built at this site. Everything they sell, comes to them on a truck, and is then delivered to the customer. There is nothing hazardous that he is aware of stored at this facility. They are basically a middleman. Deni Dickler said, because these approvals last for a long time, could there be a stipulation that no hazardous materials can be stored here. Kirk Stenersen said that would be up to the Board, but in his opinion, that is already stated in the regulations and ordinances. However, that is a decision for the Board to decide. Kirk Stenersen said that Susan was not here to confirm, but he believes that Con Com was provided this application and plans.

Deni Dickler said that on the encouragement on renewable energy, now is the time for that to be discussed. The RSA does say that the Zoning Ordinances are required to encourage the use of renewable energy. She said she finds it disappointing that that hasn't come up in this discussion, and she would like to see a discussion on what can be done to consider renewable energy for this new project. She said that solar panels could be put on the roof. Deni Dickler said it is the Planning Board that is tasked with encouraging the use of renewable energy and she is asking the Board how they are going to address that for this project. Roberta Oeser said that the statutes are clear, but at this time, there are no ordinances that this Board has adopted at this time, and therefore, we do not have the authority to enforce anything unless we have already adopted regulations. At this point, nothing has been adopted. Roberta Oeser said this building is sloped to the northeast and that is not a good thing for solar energy. Deni Dickler said that she thought state law sets a minimum and the minimum is that you encourage the use, and she does not know how the Board can be compliant with state law. Do we not follow them?

Roberta Oeser said that the Planning Board has not adopted any regulations or ordinances and that, if

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they did, it would have to be approved by the voters to enforce any type of design requirements. Until they do, there is nothing to act upon. There are plans to form a subcommittee to address this, but until that time, this Board cannot enforce anything. Deni Dickler asked if a discussion could take place about forming the subcommittee. Holly Koski said she would like to speak to forming the subcommittee for solar energy discussions. She said she and Kim McCummings were willing to serve on this subcommittee. Due to the Covid19 situation changes, meeting for this subcommittee will be most difficult. The work will begin at a later date. Kim McCummings said she wanted to speak to Holly's comments about the subcommittee. She said that she hopes that item to form the subcommittee stays on the agenda until the time comes that we are able to return to the office to meet.

Jason Paolino asked if he could get back to Judy Unger Clark's question about the Gateway District, page 21 third paragraph of the Zoning Ordinance that speaks to New England design.....

“The Gateway East District will encourage development configurations along the highway corridors which are interconnected by secondary service roads, are visually appealing and consistent with traditional New England architecture, and transition gradually to less intense land uses. The Gateway East District will implement the “Mixed Use District” goals set forth in the Rindge Master Plan by providing for compact mixed use development which is pedestrian friendly and encourages a mixture of business, commercial and residential land uses while preserving the natural beauty of State Route 119 and US Route 202 roadways as they enter Rindge.”

Judy Unger Clark thanked Jason for confirming that. Judy Unger Clark said she does not believe the design of this building meets what is asked for in the ordinance. This is not a New England style building. It is not in nature with what the guidelines speak to.

Katelyn Smith asked what a New England architectural style looks like. Roberta Oeser said there were photos. West of the Border was an example of this architecture. Barns were a big part of New England architecture. This is tough as it is a warehouse. If it were close to the highway, you might be concerned, but this building doesn't have much visibility. This is very subjective. Roberta Oeser said that this Board tried to implement Design Standards in past years, and it was shot down by the voters.

Kirk Stenersen said that the key words in the RSA are the words “to encourage”. He said there is no doubt that this building does not have a peaked roof nor does he think it is possible to have it on a building of this size. The words are “to encourage” not to mandate. He said the Board has agreed to begin to look into this with a subcommittee.

Bob Hamilton said that Rindge is dictated by the RSA. That being said, the RSA said to encourage the use of renewable energy. The encouragement is handled by having monies given by the state and the feds to do so. Mr. Hamilton said he does not believe it is good to encourage people by giving

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them money. If you want to do something, do it. You are free to do this on your home and I will encourage it. The Town of Rindge is following the RSA and encourages this.

Vice Chairman Sam Bouchie asked for any further questions from the public. Vice Chairman Sam Bouchie closed the public hearing.

Holly Koski said she likes the look of this building.

Dennis Casey said that, based on what Jason read, this does not have a traditional New England look. However, he would not vote against this for that reason, because of the subjectivity. How do you define that?

Jason Paolino wanted to ask the applicant if the intent is that the owner of the apartments would be the same as the building owner. Kirk Stenersen said the intent is single ownership and they would need to come back to the Board if that changes.

Jason Paolino said that, having read through this ordinance, he thinks the spirit of the ordinance is for mixed use. What initially caught him off guard on this application, was the mixture of a warehouse with apartments. He found that odd in a commercial use zoning. Having talked through it, he feels better about it. There has been a lot of talk in Rindge about the need for apartments for starter families. For Jason Paolino, starter family means kids at home throughout the workday. Whether or not they want to hear a forklift or trucks running is up to them.

Roberta Oeser said that when they were discussing Design Standards, there were some barns that were flat roofed or sloped and this building looks a bit like them. This project is what the Gateway committee had in mind and she thinks this is a good use of the property.

Vice Chairman Sam Bouchie asked Holly Koski to read the recommendations from the Planning Office memo:

Recommendation: I recommend approval of the Triumph Interiors Major Site Plan with the following conditions:

- All applicable governmental permits shall be obtained, which may include, but are not limited to:
 - NHDES approval for septic system construction
 - HDOT Driveway Permit approval
- Prior, during and after recording of the decision, the applicant shall be made aware that any conditions placed on this site plan through other governmental or permitting agencies are hereby included in this approval.

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- The site address shall conform to the NH Enhanced 911 naming and numbering system as managed by the Director of Public and Life Safety, Rick Donovan.
- All exterior site lighting shall be downcast lighting and shall be in compliance with the Town of Rindge Site Plan Regulations.
- Proposed signage shall meet the Town of Rindge Sign Ordinance specifications.

MOTION: Roberta Oeser moved to approve the Triumph Interior Major Site Plan with the aforementioned 5 conditions. Holly Koski seconded the motion. AYE: Holly Koski, Kim McCummings, Jason Paolino, Roberta Oeser, Dennis Casey, Katelyn Smith, Sam Bouchie. **Vote: 7-0-0**

Vice Chairman Sam Bouchie turned the meeting back over the Chairman Jonah Ketola. Chairman Jonah Ketola thanked Sam Bouchie and Holly for a good job running this portion of the meeting. Planning Director Kirk Stenersen returned to the Board.

Planning Office Report

1. Discussion: Planning Board Alternates

Chairman Jonah Ketola said that he had spoken with Cheves Walling and Cheves is interested in continuing as an alternate.

MOTION: Roberta Oeser moved to nominate Cheves Walling for another three years as an alternate to Planning Board. Vote: AYE: Holly Koski, Dennis Casey, Sam Bouchie, Roberta Oeser, Jason Paolino, Kim McCummings, Jonah Ketola **Vote: 7-0-0**

Chairman Jonah Ketola said that gives the Board both Cheves and Katelyn as alternates. Chairman Jonah Ketola said there had been some interest from others to serve as alternates. He asked the Board if they felt any additional alternates were needed. Vice Chairman Sam Bouchie said he believes that the two alternates have done a great job and we are all set with two alternates. Jason Paolino said he appreciates Cheves and Katelyn filling in for him while he was away. Kim McCummings said the two alternates have done a good job. Kim said it doesn't hurt to have someone sitting in the wings if we end up having a need. Holly Koski said that she knows that Jeff Dickler had expressed some interest and she would encourage him to attend the meetings as she did for a long while before becoming an alternate. Bob Hamilton said that if the Board decides not to appoint another alternate, he does encourage Jeff and Deni to continue to attend the meetings and he does appreciate their involvement.

Deni Dickler said that she is on the Conservation Commission and they have 5 alternates and a lot of

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work to do. She said she knows the Planning Board has a subcommittee coming up for solar; that Sam Bouchie said at Candidate's night that the PURD regulations need to have a subcommittee as well. She thinks that it would be good to get more young people involved. What do you have to lose by having more alternates? Chairman Jonah Ketola said that he applied to the Planning Board for many years to serve as an alternate. The Planning Board has had 2 alternates for as many years as he can remember. He waited for many years to get onto the Board. There are 7 members, and 2 alternates as well as a Planning Director at the table. That is enough.

Chairman Jonah Ketola turned the floor over to Kirk Stenersen, Planning Director.

2. Discussion of Planning Secretary position

Planning Director Kirk Stenersen said that the Board has an applicant that everyone is comfortable with. Without getting in to who that is, Kirk Stenersen said the concern he has is with training as we practice social distancing. He said he has done a fair amount of his work remotely so as to protect Susan who is unable to work remotely. Kirk Stenersen said, this is a Board decision, but his thought is to try to ride this out a little longer until this Covid-19 thing goes away; however, if you listen to the news, perhaps that won't happen.

Chairman Jonah Ketola asked if any Board members have any comments.

Roberta Oeser said there are issues with training and health issues, so she concurs with what Kirk says. Dennis Casey said that perhaps this situation will slow down the application process so perhaps we can continue as we are for a bit longer. Katelyn Smith said she would like to make sure we communicate with the applicant. Kirk Stenersen said he would. Dennis Casey asked if the training could happen remotely. Kirk said he'd have to think about that, but it would be tough.

Holly Koski asked when the next meeting would be. Chairman Jonah Ketola asked if there were any applications. Kirk Stenersen said that he believes we don't have to have a meeting monthly per the RSA due to the State of Emergency. He asked if Bob Hamilton and /or Roberta Oeser could confirm this. So, unless we have applications, Kirk said he would lean towards not having a meeting. Kirk Stenersen said this is just his suggestion as it is up to the Board to decide. Kirk Stenersen said he does anticipate an application coming in soon.

Jason Paolino said he had an announcement that ties into a lot of what was talked about tonight. Jason said he doesn't know how many Board members are tracking these, but there are a few bills being discussed at the State level. Senate Bill 603 and House Bill 1629 and 1632. Jason Paolino said he would like to encourage board members who are not familiar with these, to acquaint themselves with them. There is the potential that a lot of our local control (for both Planning and Zoning Boards) is being taken away or superseded at the state level via an RSA. Jason Paolino requested that this be added to the next Planning Board agenda for discussion. Planning Director Kirk Sten-

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ersen said that Roni Hamilton had put together a great informational packet about these bills. Kirk Stenersen said he is unable to pass out the paper copies but it is his intention to scan these packets and send them electronically. He just hasn't had the time to do that yet. Planning Director Kirk Stenersen said, that while meeting via ZOOM is a good choice given the circumstances, to keep moving forward, he will be glad when we can return to our regular in person meetings where we can hand out these packets and have a discussion. He said he wanted to commend Roni Hamilton for doing such a great job.

Roni Hamilton thanked Jason Paolino and Kirk Stenersen for announcing this information.

Bob Hamilton said he agrees with Roberta that the government has issued a State of Emergency and monthly meetings are not mandatory. He thanked everyone for their efforts in meeting this way and congratulated Jonah and Sam on their elections to Chairman and Vice Chairman.

Holly Koski asked if it is possible to be able to pick up paper packets at the Town Office rather than getting a large electronic file. Roberta Oeser said they were trying to keep the traffic into town hall at a minimum. Kirk Stenersen said that if anyone wanted a paper copy, they could come by his home and he would distribute them.

Adjourned: 9:41 PM