

PLANNING BOARD
Planned Unit Residential Development (PURD) Subcommittee
RINDGE, NEW HAMPSHIRE
September 17, 2020

DATE: September 17, 2020

TIME: 7:00 pm

CALL TO ORDER: 7:00 pm

Present: Jason Paolino, Kirk Stenersen, Holly Koski, Roberta Oeser, Deni Dickler, Jeff Dickler, Sharon Rasku, Julie Sementa, Daniel Aho, Judy Unger-Clark, Christine Dipre, Don Wilson

Jason Paolino called the meeting to order with the Pledge of Allegiance.

Jason asked if everyone had seen a copy of the draft minutes for September 3rd.

Kirk distributed a list of completed and approved PURDs in town.

Jason announced that the composition of the sub-committee was from those who had attended the first meeting and tried to make as representative as Town as possible. Members are: Jason Paolino (Chair_) Holly Koski (PB) Roberta Oeser (BOS), Deni Dickler (ConCom), Ronielle Hamilton, Dan Aho, Sharon Rasku, Kirk Stenersen, Judy Unger-Clark and as an alternate – Julie Sementa.

Deni expressed her disappointment that Jeff Dickler was not appointed as he was the one that had brought up the issue with PURD regulations some time ago. Jason responded that he was trying to get a cross section and it was hard to have a husband and wife on the committee as their interests are similar.

Jason mentioned that originally Kirk was to be a non-voting member but he had indicated he would like to be on as a citizen with his knowledge of the regulation and ordinance.

Jason brought up the list of 'homework' from last meeting. Kirk reviewed the list of approved PURDs and the built-out developments. Jason asked why there was such a change from subdivision to cluster apartments. Judy asked if it was due to changes in zoning. Kirk explained the progress in zoning. Roberta spoke about the history of language changes to the ordinance and regulations and the removal of language from the ordinance. Sharon asked if the history was available to review. Kirk said that due to the Dale Farm litigation that he had compiled them and they were in the Planning Office. Dan asked why we were looking back to 1987 and not forward. Jason thought knowing the history would be helpful. Kirk said he would will put a package together on the history of PURD zoning and regulation changes.

Deni asked how much land in all the PURDs are in conservation, open space and common land. Kirk said that the open space land is too fragmented and small to be in conservation. Judy asked about the number of buildings in the Dale Farm development because she thought they changed from 2-family units to a smaller number of larger units.

A long discussion ensued about workforce housing stock and what qualifies to count as such. The rental amount has increased from what was reported in the minutes from last week to \$1170. Clarification is needed on whether 1-bedroom units count and if units have to be rent controlled. Jeff asked if we have enough, can we not approve more. We need to know how much is 'enough'. Dan asked how we know if the rents in approved workforce are actually being charge the appropriate amount. Kirk said that the owner is suppose to send an annual report to the Planning Office. He will check status on that.

Kirk brought up the term 'adequate' and who determines that. It was suggested that perhaps NHFA may have the answer or possibly the NH OSI. Jason will join Kirk on Wednesday in the Planning Office and reach out to the agencies mentioned.

Jason said that he did want to complete one 'official' item and that was to approve the minutes. He appointed Julie Sementa for Roni.

Kirk reviewed a couple items that do need to be addressed in the PURD regulations: the 100' frontage requirement (considered zoning), where they should be allowed (currently in all districts) and density and lot sizes.

Deni asked if the surrounding towns had been checked to see what they have for workforce housing regulations. Judy mentioned that whatever they have may be called something besides 'workforce housing' or 'PURDs'.

This will be on the next agenda.

Sharon made a motion to approve the minutes. Second by Julie. Approved 9-0

Next meeting will be October 1st, 7:00 pm at the Recreation Building.

Adjourned 8:20 pm

/Roberta Oeser