

PLANNING BOARD
Planned Unit Residential Development (PURD) Subcommittee
RINDGE, NEW HAMPSHIRE
October 8, 2020

DATE: October 8, 2020

TIME: 7:00 pm

CALL TO ORDER: 7:08 pm

Present: Jason Paolino, Kirk Stenersen, Holly Koski, Roberta Oeser, Deni Dickler, Judy Unger-Clark, Roniele Hamilton and alternate Julie Sementa. Sharon Rasku arrived at 7:50 pm
Also present: Jeff Dickler, Christine Dipre and Bob Hanilton (arrived late).

Jason Paolino called the meeting to order with the Pledge of Allegiance.
Jason appointed Julie for Dan Aho.

In reviewing the minutes, Roni said that HB 1629 was not to form the appeals committee, but to fund it. The minutes were amended to reflect this change. Holly motioned to approve the minutes as amended. Second by Roni. Approved 8-0-0.

Jason reviewed more of his conversation with George Regan from NHFA. He distributed a flow sheet (attached) on making a determination if a town is in compliance with the Workforce Housing RSA. One point is the need to allow multi-unit (5 units) housing somewhere in town. Roberta said that she thinks that PURDs in and of themselves are a 'bonus' to builders because they are less expensive to build. Kirk suggested that perhaps multi's could be allowed in the Gateway Districts. Jeff asked if we could eliminate PURDs. Kirk thought it better to allow PURDs, but perhaps to remove the multi-unit from it.

Kirk answered questions from last meeting about the zoning changes in area and frontage requirements over the years and how it progressed from less frontage and area to the present 2 acres-250 foot frontage.

A lengthy discussion about PURDs and Workforce Housing ensued. How many are presently in town and if they qualify? Roni mentioned that she was surprised how many apartments are in the center of town. Deni asked 'who are the tenants'? Jeff questioned about what are people looking for. Julie said she is aware of several single parent families desperate for rentals that are currently living with family. That they are gone as soon as available. Jeff didn't know why we're looking at how things progressed. Roberta said to know how we got in this mess. Roni said she was in favor of the 55 and over community presently under construction. Kirk said that over 55 housing isn't necessarily a PURD. Judy read from an article from NHMA that said that Rindge is one of very few that has pro-active rules for Workforce Housing and is concerned that we will be too attractive to builders. Deni said that she had read that the younger generations want smaller, newer homes in 'walkable' neighborhoods with restaurants and shops. Judy brought up the 2020

report and said she found references but could not find the entire report. Roberta said that she thought when it was done that it was a travesty that members of the committee were over-ruled by FPC (now FPU) when reports were written. Kirk knows there is concern that Article III, i allows the Planning Board to write regulations that are actually zoning, and perhaps limiting the density to what would be allowed in traditional subdivisions would help. The density bonus for Workforce housing could also be removed, but would we pass the 'straight-'face test? Roberta thought the regulations after amended should become the PURD ordinance just as we have the Wetlands and Sign Ordinances. Roni said she thinks PURDs promote too much growth which will require a great increase in needed services. Deni thinks we need to know what is actually needed.

Jason said in review there are many divergent opinions from keeping to removing the PURD entirely, or removing the Workforce incentive from it. Holly thinks that Article III, i is the issue. Jason thought perhaps removing the multi-units from the PURD. Jeff and Deni want the Workforce Housing removed from the PURD. Roberta thought that would then require a whole new ordinance. Perhaps the incentive could be greatly reduced. Judy wants to get rid of the PURD because she thinks it is 'ballooning' growth in town. Kirk asked what her issue was and she said they just 'aren't' Rindge. Jason wanted her to be explicit – does she not want new people in town? Roni wanted to know why we had Workforce when Sharon and Richmond didn't. Julie said she is okay with PURDs because they do save land. Deni said she didn't think the 'cul-de-sac' neighborhoods are 'country', they are more like 'suburbia'. Roberta said that she wouldn't necessarily want to live in one, but people want to live in Rindge, but want neighborhoods on safe roads for their families. Kirk concurred that the cul-de-sacs do create community and what Deni described doesn't sell in Rindge.

Jason wants to get working on a consensus so that we can move forward.

Next meeting, October 15 at the Recreation Building.

Adjourned 9:30 pm

/Roberta Oeser