

Meeting Minutes
November 17, 2020
JK, SB, KM, JP, HK, KS, RO

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
November 17 2020**

DATE November 17, 2020 **TYPE:** Public Hearing **APPROVED:** 12/1/2020

TIME: 7:00 pm

CALL TO ORDER: 7:01pm

ROLL CALL MEMBERS: Jonah Ketola, Sam Bouchie, Kim McCummings, Jason Paolino, Holly Koski, Katelyn Smith

ROLL CALL ALTERNATES:

ABSENT: Cheves Walling

EX OFFICIO: Roberta Oeser

PLANNING DIRECTOR: Kirk Stenersen

APPOINTMENT OF ALTERNATES:

OTHERS PRESENT: Jennifer Merrell, Nat Merrell, Reuben Duncan, Laurel McKenzie, Kely Dowd (for the Merrells), Pete Worthley, Christine Dipres

Call to order and Pledge of Allegiance

Chairman Ketola called the meeting to order at 7:01pm

Roll call by Chairperson

Kirk Stenersen, Planning Director, Roberta Oeser, Ex-Officio, Katelyn Smith, Jason Paolino, Kim McCummings, Jonah Ketola, Chairman, Sam Bouchie, Vice Chair, Holly Koski,

Appointment of alternates, if necessary.

Announcements and Communications

Roberta Oeser announced that the Assessments went out and there have been many calls about them, but the tax rate shouldn't change much. The Tree lighting will be held on the Common Saturday, December 4th with fireworks and Santa and distance photos with Santa. The Senior Dinner will also be held, but call-in delivery only.

Approval of Minutes:

1. October 20, 2020

Chairman Ketola called for a motion for the minutes to be approved.

Motion: Roberta Oeser motioned for the minutes of the October 20, 2020 Planning Board meeting to be approved, Jason Paolino seconded the motion.

Vote: Aye – 7, No – 0, Abstain -0

The minutes of October 20, 2020 are accepted

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Conceptual Consultation

Laurel McKenzie, Jaffrey Rindge Co-operative School Board – Regarding upcoming work at RMS.

Ms. McKenzie shared information with the Board regarding upcoming plans for expanding the parking lot at the Rindge Elementary School. The proposed work will involve tree clearing, expansion of the parking area and the addition of outdoor learning and recreation space. Jason Paolino asked if the intent was to clear-cut up to the property line? Ms. McKenzie said yes, and that the size of the parking space would be doubled and the rest of the space would be a grassy area for outdoor classroom and recreation space. Kirk Stenersen asked if it was the intent of the School Board to come to the Planning Board with a site plan application. Ms. McKenzie said yes, when the plan is finalized.

New Business

None

Old Business

Chairman Ketola introduced the continued case:

Continued from October 20, 2020, for a Major Site Plan and Major Subdivision review submitted by Navian Development c/o Elias Parkkonen, 581 New Hampshire Route 119, Rindge, NH 03461. The property is located at Tax Map 4 Lot 23, 581 NH Route 119 in the Residential-Agricultural Zoning District. The applicant is seeking approval for a 30 lot PURD (Planned Unit Residential Development).

Chairman Ketola asked Planning Director Stenersen for an update on the project. Planning Director Stenersen said that since the site walk on October 20th letters were received from the Conservation Commission dated October 28th and Mr. Metzger, an abutter, dated October 1st were read into the record. He also mentioned that the completed Hydrogeology Report had been received and the applicant would be presenting information from the report.

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Nathan Chamberlain, from Navian Development said that the previous comment he made regarding a third party easement being granted on the common land was incorrect, as it was always intended to be common land to be used by the people living in the PURD. The following items from the report were highlighted: Regarding a wild life study, they did not see a need for one as over 60% of the parcel is not being disturbed; with regard to lead concerns (a portion of the property was used as a shooting range) they have no knowledge of any lead contamination, and because someone was shooting guns out there it doesn't mean there's any kind of contamination and they did not see that it was an issue; Bedrock wells will be used, wells in the area have good pumping rates and based on well data from DES the water supply should be adequate. Jonah asked about the well to be located near the proposed multi-family unit and how it would be monitored. (The full report is on file in the Planning Office as well as on the front page of the Planning Board Web-page.)

Jason asked about the proposed third party review of the report and the options to be used. He also commented on the lack of detailed information on flow rates etc. in the report presented.

Roberta Oeser commented on the location of the proposed well and multi-family units in proximity to the former shooting range area and that it would makes sense to do some testing for concentrations of lead as children are likely to be living in those units. She also commented on the abutter letter regarding concerns possible damages to his culverts/driveway due to water run-off.

Planning Director Stenersen pointed out that when looking at the definitions of Common Land and Open Space based on the current Plan the only place the proposed trails can go is in the right-of-way. Mr. Chamberlain said they would take a look at it.

Chairman Ketola asked if there were any comments from the audience. Chris Dipres asked about wells to be drilled and it looked as though the information included started from 1985 and did not include wells before that time. Mr. Chamberlain responded that no information on wells was available prior to 1985 in the DES records. They looked at the ability of the land to supply water to the proposed wells and potential impact to wells on adjacent properties. Kelly Dowd, speaking on behalf of the Merrel's, focused on the lack of information that examined worse case scenarios in addition to the averages; setting conditions regarding how the property can/can't be used; assessments of wildlife and conducting a third party review. Kirk Stenersen added that the way the plan is currently presented everything in the common land except the right-of-way can be used, and the open space can't be touched.

Chairman Ketola asked for the boards' next steps regarding moving forward for a Third Party Review. Roberta Oeser asked about having a DES review done. Kirk Stenersen said they do a very thorough review. Jonah Ketola asked the applicant if they could respond to issues discussed at this hearing, and the applicant indicated that they could.

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Jonah mentioned the phasing plan and Mr. Chamberlain said the applicant was looking at a 3 year build out instead of 6 or 7. Kirk Stenersen explained the current phasing requirement. The board discussed several options and decided to stay with the current phasing plan for now.

Kirk Stenersen reviewed the items addressed to date and the outstanding issue of use of the storage units. After discussing the Board agreed that the Storage units should be used by Placid Acres Resident's only. Kirk Stenersen said a special exception will still be needed for the Wetlands Crossing, and the public water supply, which will require DES approval. Jonah suggested the applicant consider installing a covered mail box area accessible to all residents.

The Board determined the hearing be continued to December 1st and, if needed, rescheduled to January 5th.

Motion: Roberta Oeser motioned for the hearing to be continued to December 1, 2020. Jason Paolino seconded the motion.

Vote: Aye – 7, Nay – 0, - Abstain - 0

Reports of Officers and Subcommittees

P.U.R.D. subcommittee update – Jason Paolino provided update. There is one more meeting this Thursday. Will be working on finalizing the proposed language for the PURD regulations and wording to adjust a few ordinances.

Reminder – Thursday, December 3rd is the presentation from NH Municipal, 6pm – 8pm.

Zoning ordinance proposed changes timeline – petition warrant articles should be submitted to the Planning Department by December 9th to be reviewed at the December 15th meeting.

Planning Office Report

1. Tim Halliday dropped off a plan for the parcel on rte. 202. The Board can take a look at it and determine if it contains what the board expected and what steps to take next.

Meeting Adjourned: 8:55 pm

Respectfully submitted,

Kim McCummings
Planning Secretary