

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
January 5, 2021**

DATE: January 5, 2021 **TYPE:** Public Hearing **APPROVED:** February 2, 2021

TIME: 7:00 pm

CALL TO ORDER: **7:03pm**

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

ROLL CALL ALTERNATES:

ABSENT: Cheves Walling

EX OFFICIO: Roberta Oeser

PLANNING DIRECTOR: Kirk Stenersen

APPOINTMENT OF ALTERNATES:

OTHERS PRESENT: Kelly Dowd (for Matt & Jennifer Merrell), Richard Coody, Nate Chamberlain FLL, Sharon Rasku, Amy Holumbo, Marybeth Quill, George Quill, Eric Fisk, Phil Simeone, Jason Gorman, Tyler Deruosz, Jennifer Merrell, Nat Merrell, Suzanne Hepburn, Julianne Caron-Dale, Lois Steinmann, Larry Cleveland, Dave Levada, Kay Levada, Ian Severy, Fred Bickford,(Hydrosorce), Julie Sementa, Fred Huber, Eileen Huber, Pete Schyler, Benjamin Swan, Jim & Debbie Qualey

Call to order and Pledge of Allegiance

Chairman Ketola welcomed the audience and stated the meeting was being recorded on ZOOM.

Roll call by Chairperson

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

Appointment of alternates, if necessary

All members were present, no alternates were seated.

Chairman Jonah Ketola read the following statement: As Chairman of the Planning Board, I would like to make an announcement to clarify the use of ZOOM for our meetings, including tonight's meeting and Public Hearings. The Governor's Emergency Order #12 and Executive Order 2020-04 do NOT mandate that Public Bodies use ZOOM or other electronic media to hold meetings, they simply provide for the option of using them instead of holding public meetings. As the Town has no other live streaming capability except Facebook, at this time, we are utilizing ZOOM to live stream our meetings. Public comment, as always, may be submitted either here at the Public Hearing or via email, mail or submitted at the Town Office. Thank you and I hope this clarifies the use of ZOOM for those watching. Thank You, Jonah Ketola

Announcements and Communications

Approval of Minutes:

1. December 15, 2020

Chairman Ketola announced that the draft minutes from December 15th would be held until the Boards next meeting.

Old Business/Continued Public Hearings

Jonah introduced the continued case:

- 1. 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).

Regarding the Application:

Chairman Ketola announced that Kirk Stenersen would update the Board on progress since the last meeting, then hear from the applicant. Planning Director Stenersen provided the following update on the status of the project:

- 1) The proposed project is located in the Residential-Agricultural District on Tax Map 4 Lot 23.
- 2) The subject parcel is 110.00 acres. Based on the PURD regulations the applicant is allowed a maximum of 51 units for a conventional PURD. The applicant has proposed a Workforce PURD which allows for a 30% (15 units) density bonus in units. Since the last Planning Board hearing on the application, Fieldstone Land Consultants, PLLC on behalf of Navian Development reduced the number of units for the Planned Unit Residential Development (PURD) from 66 units to 59 units (23 single family lots, 12 three-bedroom multi-family units in 4 three-unit buildings and 24 two-bedroom multi-family units in 4 six-unit buildings). The applicant is proposing 8 workforce housing units, it is unclear how many workforce units will be multi-family units and how many will be single family units.
- 3) Public utilities will be required to be extended along the proposed roadways.
- 4) The applicant has shown proposed names for the proposed roadways, the Selectman must approve all road names.
- 5) The multifamily structures will need to conform to E-911 numbering. This is coordinated through the Public and Life Safety Director.

Meeting Minutes
January 5, 2021
KS, KS, RO, JP, KM, JK, SB, HK

- 6) It appears that the applicant has met the Common Land and Open Space requirements of the PURD regulations. Calculations proving this are shown on sheet SP-1 (2 of 30) in note numbers 8 and 9.
- 7) The Storm Water Management Report and drainage calculations appear to adequately address both the Site Plan Regulations and Subdivision Regulations in regards to stormwater runoff.
- 8) The PURD is subject to the Phased Development Ordinance. Based on 59 units and 16% per year for 6 – 7 years the applicant is allowed to construct nine units for the first six years and five units in the final year.

Year:	Number of Units:
1	9
2	9
3	9
4	9
5	9
6	9
7	5

- 9) A mandatory homeowner’s association will be required.
- 10) The applicant is required to submit an affordable housing restrictive covenant due to taking advantage of the bonus units for a workforce PURD. This will need to be reviewed by Town Counsel at the expense of the applicant.
- 11) The applicant will need to obtain a Special Exception from the Town of Rindge Zoning Board of Adjustment for the wetlands crossings.
- 12) The applicant will need to obtain NHDES Subdivision approval, NHDES septic system construction approvals for the multi-family buildings, NHDES alteration of terrain approval and potentially NHDES public water supply approval for proposed Map 4 Lot 23-2.
- 13) The applicant will need to obtain a NHDOT access permit.
- 14) The Monomonac Lake Property Owners Association has sent an additional three e-mails and a letter that they have requested be read into the record.
- 15) The Planning Board requested a review of the HydroSource report on the feasibility of water supply which was completed by Harry Stewart of Normandeau Associates.

Meeting Minutes
January 5, 2021
KS, KS, RO, JP, KM, JK, SB, HK

The requested revised report from HydroSource addressing drought conditions was submitted; the peer review requested by the board for the Hydrogeology report submitted by HydroSource was completed by Normandeau Associates. Kirk provided background information on Harry Stewart P.E., who conducted the Peer Review. The purpose of the report was to “assess the ability of the bedrock aquifer to meet the water needs of the residential development, and to provide an opinion on the likelihood that it could be done without unacceptable impacts on surrounding water users.” Kirk summarized the major points of the report which overall were in agreement with Hydro Source findings with regard to estimated water demand, bedrock and surficial geology, groundwater recharge from precipitation, identification and assessment of possible impacts on existing off-site wells, and drought. The overall opinion of the findings of the HydroSource report was that there was a “low risk that the Placid Acres wells would have unacceptable effects on offsite wells”.

A letter and emails from Don Wilson of the Monomonac Lake Property Owners Association, were read into the record. They expressed concerns about the potential impact of the subdivision wells on water levels of the Lake and wells of people living on the lake which are shallow compared to the depth of the proposed wells for the project. Due to the impact of salt run-off and de-icing materials, they requested a restriction to the use of salts and phosphates, which can contribute to cyno-bacteria blooms, be included as part of the restrictions for use of phosphates on private and common lands.

Jonah Ketola asked Nate Chamberlain to provide an update on the project. Nate addressed the concerns about the differentiation between common land and open space on the plan, which was corrected. Common driveways and the addition of the mail kiosk next to the storage building were also addressed.

Kirk mentioned the note for the dispersion of the workforce units, which was followed by a discussion to explain the reduction in numbers of workforce units.

Fred Bickford of HydroSource was asked to address the impact of the project on shallow wells. He clarified that shallow wells pull water from sources closer to the surface. He stated that overall due to the depth of the proposed wells they would not have an impact on the draw of water from the shallow wells above them because the proposed wells will be drawing from water sources hundreds of feet deeper.

Kirk mentioned that a note would need to be added to the plan regarding the developer being responsible for a de-icing plan and the use of low phosphate fertilizer until the Town or the Home Owners Association took it over. The actual number of units allowed needs to be consistent in the notes, the correct number is 59 not 66.

Jason asked about the impact of the 72-hour test on wells that were about 1000 feet away. The response was that beyond 500 feet it was difficult to see any changes in the wells. In addition, he said that because the average yield in the area was very high his conclusion was that there would not be a significant impact on shallow wells.

Jonah asked for questions from the audience. Kelly Dowd (representing Matt and Jennifer Merrill) said that he had attended a number of the hearings for the project and the applicant had been responsive in making the requested plan changes, he was pleased with the changes that have been

Meeting Minutes

January 5, 2021

KS, KS, RO, JP, KM, JK, SB, HK

made and felt the applicant listened to the comments from the public and his clients were therefore withdrawing their objections to the project.

Jonah closed the public input and said the applicant had responded to the boards and public concerns, there was a site-walk, the plan was reviewed by Con-Com and the board everything outlined in the regulations. Roberta mentioned the dispersion of the workforce units and suggested that they all be in the multifamily units and not included in single family units. Due to program requirements the owners of a workforce unit could experience a financial loss in a few years when they try to sell their homes because they would be limited to selling at less than market rates.

Jonah asked if there were additional questions from the board. Jason asked about the depth of the proposed septic system, particularly on the smaller lots, and if blasting be used for wells due to ledge. Nate Chamberlain said there may be a need for blasting due to ledge and the septic plans and lot sizes were included on the plans.

(Bob Hamilton, Selectman joined the meeting briefly to inform the Board that the people on ZOOM could not hear anything because people in the hearing were not speaking toward the microphone. Roberta Oeser said it could be a bandwidth issue. Kirk checked the computer set-up and moved it closer to the audience.)

Someone from the audience asked if workforce housing was low-income housing? Roberta Oeser said no, it is not comparable to Section-8. Rentals would probably start at \$1170.00 per month and the single units could start at about \$270,000. It is based on affordability for a family of four.

Jason gave an overview of the process the board has to go through to review applications for approval on a technical basis. Roberta Oeser said the Master Plan calls for providing housing for a cross-section of applicants, which this project does.

Motion: Roberta Oeser motioned to wave dispersion of units for all eight workforce units be in multi-family units. The motion was seconded by Jason Paolino. **Vote:** Aye – 6, Nay -1, Abstain -0. The motion passes.

Kirk Stenersen said that if the Planning Board was satisfied that their concerns have been addressed, he recommended approval of the Placid Acres Planned Unit Residential Development with the following conditions:

- 1) All applicable governmental permits shall be obtained, which may include, but are not limited to:
 - a. NHDES Alteration of Terrain Permit
 - b. NHDES Subdivision Approval for all proposed lots under 5 acres
 - c. NHDES Public Water Supply Approval as applicable
 - d. NHDES Subsurface Systems Approval for the proposed multi-family septic systems
 - e. NHDOT driveway access approval for the proposed roadway
 - f. Town of Rindge Zoning Board of Adjustment approval for the wetlands crossings

Meeting Minutes

January 5, 2021

KS, KS, RO, JP, KM, JK, SB, HK

- 2) Prior, during and after recording of the decision, the applicant shall be made aware that any conditions placed on this Planned Unit Residential Development through other governmental or permitting agencies are hereby included in this approval.
- 3) The applicant is required to provide an affordable housing restrictive covenant due to taking advantage of the bonus units for a workforce PURD. This covenant will need to be reviewed by Town Counsel at the expense of the applicant.
- 4) A Mandatory Homeowners Association is required.
- 5) The proposed roadway names require approval from the Board of Selectman.
- 6) House numbering and unit numbering for the multi-family units shall conform to E-911 numbering. This is coordinated through the Director of Public and Life Safety.
- 7) The project is subject to the Phased Development Ordinance and shall be phased such that occupancy permits will be granted in the following manner:

Year:	Number of Units:
1	9
2	9
3	9
4	9
5	9
6	9
7	5

- 8) The accessory storage buildings are for the use of owners / renters in the Placid Acres PURD only.
- 9) The applicant shall provide the planning office with 4 paper copies and an electronic copy of final plans once all approvals have been obtained.
- 10) A restriction for a non-chlorine de-icing product to be used on multi-family access ways to be included in the Homeowners Association documents.

Motion: Roberta Oeser moved to grant approval of the “Placid Acres Planned Unit Residential Development” site plan and subdivision applications on Tax Map 4 Lot 23 as presented with the 10 aforementioned conditions. Sam Bouchie seconded the motion.

Meeting Minutes

January 5, 2021

KS, KS, RO, JP, KM, JK, SB, HK

Jason said he would like to see the lot sizes a bit larger on the single-family homes. Jonah said it would have been helpful for the issue to be raised earlier in the process. Jason replied that the plans have changed each time we've met. This is the first time we've seen this version. Roberta Oeser said that the applicant has done what we've asked and there are fewer lots. Kim McCummings said the wetlands seem pretty much to be in the areas designated as common land areas. Jonah said the common land is designed for recreational use.

Vote: Yes - 4, (Roberta Oeser, Holly Koski, Jonah Ketola, Katelyn Smith), No - 3 (Sam Bouchie, Kim McCummings, Jason Paolino), Abstain – 0. The Major Site Plan and Major Subdivision are approved.

New Business/ Public Hearings

Jonah Ketola introduced the case:

1. **CONSIDERATION OF** an application for a Major Site Plan submitted by Tyler Deruosi, P.O. Box 124, Rindge, NH, 03461, for property located on NH Route 202, Rindge, NH Map 2 Lot 44 in the Business- Light Industry District. The applicant is seeking approval for a Tire and Auto/Truck Service.

Kirk Stenersen provided the following background information:

1. Graz Engineering, LLC on behalf of Tyler Deruosi and Discount Tire and Service has submitted for approval of a major site plan for a new office and warehouse / repair shop for Discount Tire and Service located on the west side of U.S. Route 202, north of the intersection of U.S. Route 202 and Rand Road.
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 substantially complete, subject to the granting of the requested waiver, and open the public hearing.

Motion: Roberta Oeser motioned to accept the “Discount Tire and Service” major site plan application as substantially complete. Katelyn Smith seconded the motion. **Vote:** Aye – 7 Nay -0, Abstain – 0. The application is accepted.

Jonah Ketola asked Kirk Stenersen to present the following information regarding the application:

- 1) The proposed project is located in the Business Light Industry District.
- 2) Tax Map 2 Lot 44 is 24.911 acres with 1,049.94 feet of frontage on U.S. Route 202.
- 3) There is no public infrastructure or utilities proposed.
- 4) The wetlands were delineated by Sharon E. Monahan and were located by Graz Engineering, LLC.

Meeting Minutes

January 5, 2021

KS, KS, RO, JP, KM, JK, SB, HK

- 5) The existing conditions and topographic survey were completed by Graz Engineering, LLC.
- 6) The site was designed by Graz Engineering, LLC.
- 7) The application is for the construction of a 12,600 square foot building, which will be the home of Discount Tire and Service, with associated parking and drives. The building will contain offices, warehouse space and the repair shop bays. The applicant is proposing that the driveway and parking area to the east of the proposed building be paved and the remaining parking and access areas be gravel.
- 8) Access to the site will be from U.S. Route 202. As per the applicant a NHDOT driveway permit is pending.
- 9) The site will be served by a proposed on-site well.
- 10) The site will be served by an on-site subsurface sewerage disposal system. NHDES approval will be required.
- 11) The area of disturbance is less than 100,000 square feet as shown on sheet 3 “Proposed General Site Plan” and noted in note 18 so a NHDES Alteration of Terrain permit is not required.
- 12) The proposed driveway will cross wetlands to access the site. The applicant proposes a 60” diameter aluminized pipe – arch culvert with the bottom 12” being embedded in the existing wetland soils. The applicant received a special exception from the Zoning Board of Adjustment on November 24th, 2020, case number 1153, for the wetland crossing. As per the applicant an application for a NHDES wetland dredge and fill permit has been submitted and is pending.
- 13) There is no site lighting shown on the plan other than the mount area lights on the building at locations shown on the plan. See note 6 on page 3 of the plan set. If the applicant desires lighting other than the wall packs it needs to be shown on the site plan and shall be downcast lighting and shall be in compliance with the Town of Rindge Site Plan Regulations.
- 14) The applicant has submitted drainage calculations and they appear to adequately meet the requirements of the Site Plan Regulations.
- 15) The Conservation Commission reviewed the wetland crossing plans but have not reviewed the entire site plan set. My understanding per an e-mail from David Drouin is that the Conservation Commission will review the site plan set at their January 11th meeting. The proposed development with the exception of the approved wetland crossing is a substantial distance from any adjacent wetlands.
- 16) The applicant shows a 1,000 gallon holding tank for the floor drains. The holding tank must be registered with NHDES.
- 17) The Planning Board should discuss and quantify the proposed uses for the property as well as plans for disposal of any hazardous materials.

Meeting Minutes
January 5, 2021
KS, KS, RO, JP, KM, JK, SB, HK

18) The Planning Board should consider hours of operation for the business.

Jonah Ketola asked the applicant to present their information for the board.

Paul Grazewicz presented the plan for Discount Tire Service. The property currently is an open field on Route 202 south. The entrance will be from Route 202 where there will be a wetland crossing. The applicant met with the Conservation Commission in November and were granted a Special Exception by the ZBA. An application has been submitted for a Driveway Access Permit on Rte. 202. Originally the plan was to access the property through the Hannaford Parking lot but we would have had to go through a swamp. The Proposed building is 90ft by 140ft and the access will be on the left side. Mr Grazewicz referenced the plans to show where the driveway access is from Route 202, and where drainage and proposed lighting would be located. He expects to receive state septic approval in a few days.

Jason Paolino asked about spills and would there be storage containers to contain them. Roberta asked if there was enough space for parking. Sam Bouchie asked where the culverts for the wetland crossing would be. Mr.Grazewicz said the drainage culvert was 24 ft wide and slopes 60ft from the location of the headwalls and there will also be rip-wrap. Sam asked about the crossing and how much water was there, Paul said it's not much water, just standing cat tails. He said that they left open areas to create daylight and encourage critters to keep moving through the culverts.

Jason asked about the Conservation Commission response to the project.

Jonah opened the hearing to questions from the audience. Questions were asked about traffic given the access on Route 202 and the proximity to the entrance to Hannaford/Walmart. Roberta said the access was on a State road and it was a DOT problem.

Roberta mentioned concerns about lighting for cars that would be parked at night. Jonah suggested getting maybe two or three light boxes installed in case you decided to add lights later. He explained that if they were on the plan the applicant wouldn't have to come back later to make the request. Holly Koski said the board might possibly want to wait and hear from Con Com before making a decision. Kirk Stenersen suggested one of the conditions be based on receiving a letter from the Conservation Commission.

Jonah asked for a conditioned approval and Kirk read the following suggested conditions:

Recommendation: Pending the Planning Board's review, consideration and satisfactorily addressing the above mentioned items I recommend approval of the Discount Tire and Service 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. NHDES Wetlands Permit approval
 - c. NHDES Holding Tank registration

Meeting Minutes
January 5, 2021
KS, KS, RO, JP, KM, JK, SB, HK

d. 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. Additional site lighting if desired shall be shown on the plans. All exterior site lighting shall be downcast lighting and shall be in compliance with the Town of Rindge Site Plan Regulations.
5. All construction, site work, and site operations shall be consistent with the most recent set of plans by Graz Engineering, LLC for Discount Tire & Service, dated 11/19/20, revised 12/28/20 or subsequently amended and associated documents (e.g. *Stormwater Hydrology of Discount Tire and Service Site* – dated November 19, 2020 and revised December 28, 2020).
6. The applicant or applicant’s agent shall provide the Planning Office with an electronic copy of all approved plans.
7. Satisfactory letter from the Conservation Commission for the project.
8. Relocation of the holding tank distance of 75 feet of the well radius.
9. Show proposed driveway lighting (two down cast lighting lights) one near the entrance to the site and one near the beginning of the parking area.

Motion: Jason Paolino motioned to grant approval of the “Discount Tire and Service” major site plan application as presented with the nine aforementioned conditions. Holly Koski seconded the motion. **Vote:** Aye – 7, Nay – 0, Abstain - 0. The application is approved.

Kirk Stenersen stepped down as Planning Director for the next case, as he was representing the applicant.

Jonah Ketola introduced the case and read the following background information.

1. CONSIDERATION OF an application for a Technical Subdivision submitted by Daniel & Ardelle Aho, P.O. Box 54, Rindge, NH 03461 and Duane & Chandra Olin, 35 Michael Drive, Rindge, NH 03461 for property located at 33 Michael Drive, Map 7 Lot 83-2 and 35 Michael Drive, Map 7 Lot 83-1 in the Residential – Agricultural District. The applicants are seeking approval for a Technical Subdivision/Lot Line Adjustment.

Background Information:

1. Kirk L. Stenersen, Higher Design PLLC, on behalf of Daniel & Ardelle Aho and Duane & Chandra Olin has submitted for approval of a Technical Subdivision / Lot Line Adjustment

Meeting Minutes

January 5, 2021

KS, KS, RO, JP, KM, JK, SB, HK

of Tax Map 7 Lot 83-1, 35 Michael Drive and Tax Map 7 Lot 83-2 located at 33 Michael Drive.

2. The subject parcels, Map 7 Lot 83-1 and Map 7 Lot 83-2 are currently 3.05 and 2.39 acres respectively. The boundary for Map 4 Lot 57 is shown on the Lot Line Adjustment Plat.
3. The applicant has provided the Planning Board with the information necessary to make an informed decision on the application.

Motion: Jason Paolino motioned to accept the Technical Subdivision application for Tax Map 7 Lot 83-1 and Tax Map 7 Lot 83-2 as substantially complete as presented. Kim McCummings seconded the motion. **Vote:** Aye -7, Nay – 0, Abstain - 0

Jonah Ketola read the following information regarding the application into the record.

- 1) The proposed technical subdivision is located in the Residential-Agricultural District.
- 2) The proposed technical subdivision is located on Michael Drive (a Private Road).
- 3) The proposed Technical Subdivision will change the lots as follows:

<u>Lot #</u>	<u>Existing size</u>	<u>Parcel A</u>	<u>Parcel B</u>	<u>New Size</u>
Map 7, Lot 83-1	3.05 acres	- 1850 sq. ft.	+2804 sq. ft.	3.07 acres (133,668 sq ft)
Map 7, Lot 83-2	2.39 acres	+1850 sq. ft.	-2804 sq. ft.	2.37 acres (103,217 sq ft)

Jonah Ketola asked Kirk Stenersen if there was additional information about the application to present. Kirk said that reason for the technical subdivision is that currently the land that the Olin's are actually losing is in the Aho's front yard and the other land on the Aho's lot is in the back yard of the Olin's.

Roberta Oeser asked about the frontage, Kirk responded that the legal frontage is on Route 119 and that will not change.

Jonah read the following proposed conditions into the record.

The approval of this Technical Subdivision is subject to the following conditions:

- 1) Monumentation (iron pins) shall be set at the new lot corners as required.
- 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.

Meeting Minutes

January 5, 2021

KS, KS, RO, JP, KM, JK, SB, HK

- 4) Approval by the Town of Rindge Planning Board in and of itself does not effectuate a change in lot line location. This approval recognizes that the lot configurations proposed are in conformance with the Town of Rindge Ordinances and Regulations or are otherwise accepted with non-conformances. The change in lot line location does not occur until such time as a deed transferring the parcel "A" is recorded at the Cheshire County Registry of Deeds. A copy of the recorded deed must be submitted to the Town of Rindge Assessing Office.
- 5) The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

Motion: Jason Paolino moved to grant approval of the Technical Subdivision of Tax Map 7 Lot 83-1 and Tax Map 7 Lot 83-2 as presented with the five aforementioned conditions. Holly Koski seconded. **Vote:** Aye – 7, Nay – 0, Abstain - 0

Kirk Stenersen returned to the table and introduced the Public Hearing for the proposed Zoning Amendments.

PUBLIC HEARINGS to consider the following amendments to the Rindge Zoning Ordinance. Following the public hearing, the Planning Board will decide which amendments will be placed on the Town Meeting Warrant.

Kirk Stenersen explained that items 1 – 6 are proposed amendments suggested by the PURD Subcommittee.

1. To amend Article III (General Provisions) Section I by adding the following: "The overall density of a PURD shall not exceed one (1) dwelling unit per the minimum lot size for the applicable zoning district. PURD's are permitted in the Residential, Residential-Agricultural, Village and College Districts."
2. To amend Article IV (Residential District) Section A.1 and Article V (Residential-Agricultural District) Section A.1 by requiring that each dwelling unit be on a separate lot with the exception of Accessory Dwelling Units.

This amendment removes workforce units and bonuses from the PURD. This amendment clarifies that a detached ADU can be on a single family home lot. The change helps to encourage Accessory Dwelling Units for family members. One unit must be occupied by the property owners.

Jonah explained the process for moving forward with the votes. The Board will have two votes. One vote to move the item to the Town Warrant and the second vote is for the Planning Board to endorse or not to endorse the article.

3. To amend Article XX (Definitions) Section 14 to read as follows: "Dwelling, Multi-Unit: Any building or structure containing more than two (2) dwelling units but not more than six (6) dwelling units.

Meeting Minutes

January 5, 2021

KS, KS, RO, JP, KM, JK, SB, HK

This amendment provides consistency for the maximum number of units in a Multi-Family Dwelling in all areas of Town.

Jason addressed a question and stated that the PURD sub-committee understood that although opportunities for workforce housing have to be allowed, the review of the ordinances and recommended changes are to bring them into alignment with RSA while balancing citizens' concerns.

4. To amend Article XX (Definitions) Section 25 to read as follows: "Moderate to High Density Housing: Residential development (3 or more attached units, not to exceed 6 units per structure), where multiple structures are permitted on a single lot. This development is concentrated in agreed upon growth zones, and is designed to reduce driving, create neighborhoods and foster community identity."

This amendment is again to be consistent with the number of units allowed in a structure. This housing type is allowed in the Gateway East, and Gateway Central Districts. Kirk showed the location of both districts on the Zoning Map.

5. To amend Section 2 of the Accessory Dwelling Ordinance by permitting Accessory Dwelling Units (ADUs) in the College District.

This amendment allows for ADU's in the College District. The intent is to permit ADU's in all Residential Districts.

6. To amend the Accessory Dwelling Unit Ordinance to allow detached Accessory Dwelling Units and to remove language restricting such.

This amendment adds language that permits detached Accessory Dwelling Units and cleans up language. Jason added that there is only one ADU allowed for each primary dwelling unit. The intent is that it is tied to a certain size, and there can't be more than one. The intent is to allow a form of workforce housing for families.

Motion: Jason Paolino moved to support articles 1-6 as written Holly Koski seconded.

Vote: Aye 7, Nay- 0, Abstain - 0

Motion: Roberta Oeser moved to move proposed articles 1-6 to the Town Warrant. Jason Paolino seconded the motion. **Vote:** Aye – 7, Nay -0, Abstain -0.

7. Amend the Zoning Map such that all of Map 2 Lot 46 lies within the Business – Light Industry District. Currently the parcel is bisected by the Business – Light Industry and Residential – Agricultural Zoning Districts; the goal is to include the parcel exclusively in the Business – Light Industry District.

Proposed change to read:

Amend the Zoning Map such that all of Map 2 Lot 46 lies within the Business – Light Industry District. Currently the parcel is divided by the Business – Light Industry and

Meeting Minutes

January 5, 2021

KS, KS, RO, JP, KM, JK, SB, HK

Residential – Agricultural Zoning Districts; the amendment would include the parcel exclusively in the Business – Light Industry District

8. To amend the Zoning Map such that all of Map 2 Lot 54 lies within the Business – Light Industry District. Currently the parcel is bisected by the Business – Light Industry and Residential – Agricultural Zoning Districts; the goal is to include the parcel exclusively in the Business – Light Industry District.

Jonah read the proposed items 7 & 8 into the record and asked Roberta to clarify them. Roberta explained that when Route 202 was built the Zoning District was changed, a line was drawn and some parcels went to Business- Light and some were bisected by the line and split between Business-Light and Residential – Agriculture. Jason then explained that the areas referenced on the Zoning Map. A property owner is requesting that the bisected property no longer be bisected and be in the Business – Lite Industry District.

Proposed change to read:

Amend the Zoning Map such that all of Map 2 Lot 46 lies within the Business – Light Industry District. Currently the parcel is divided by the Business – Light Industry and Residential – Agricultural Zoning Districts; the amendment would include the parcel exclusively in the Business – Light Industry District

Motion: Roberta Oeser motioned to amend proposed amendments 7 and 8 as noted. Jason Paolino seconded.

Vote: Aye: 7, Nay: -0, Abstain: -0

Motion: Roberta Oeser motioned to move the proposed amendments 7 and 8 to the Warrant. Jason Paolino seconded. **Vote:** Aye- 7, Nay: - 0 Abstain - 1

The board then continued with deciding whether to support each of the proposed amendments.

Motion: Jason Paolino made a motion to support proposed amendments 1-6. Holly Koski seconded.

Vote: Aye: 7, Nay: 0, Abstain: 0

Motion: Roberta Oeser made a motion to support proposed amendment 7. Katelyn Smith seconded.

Vote: Aye: 5, Nay: 1 (Sam Bouchie), Abstain: 1 (Jonah Ketola)

Motion: Roberta Oeser made a motion to support amendment 8. Jason Paolino seconded. **Vote:**

Aye: 0, Nay: 7, Abstain: 0

Reports of Officers and Subcommittees

Planning Office Report

Other Business

Respectfully submitted,

Kim McCummings
Planning Secretary