

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
February 2, 2021**

DATE: February 2, 2021 **TYPE:** Public Hearing **APPROVED:** 3/2/2021
TIME: 7:00 pm
CALL TO ORDER: 7:00pm
ROLL CALL MEMBERS: Roberta Oeser, Ex Officio, Jonah Ketola, Chairman, Jason Paolino, Holly Koski, Katelyn Smith
ROLL CALL ALTERNATES: None
ABSENT: Kim McCummings, Sam Bouchie, Cheves Walling
EX OFFICIO: Roberta Oeser
PLANNING DIRECTOR: Kirk Stenersen
APPOINTMENT OF ALTERNATES: None
OTHERS PRESENT: Julie Sementa, Chase LaBelle, Rob Onley

Call to order and Pledge of Allegiance

Chairman Ketola welcomed the audience.

Roll call by Chairperson

Kirk Stenersen, Planning Director, Roberta Oeser, Ex Officio, Jonah Ketola, Chairman, Jason Paolino, Holly Koski, Katelyn Smith

Appointment of alternates, if necessary

None appointed.

Announcements and Communications

Roberta announced that the Town Deliberative Session went well. School Deliberative Session will be held tomorrow night, and the Board of Selectmen will meet tomorrow evening prior to the School Deliberative Session.

Approval of Minutes:

1. December 15, 2020 and January 5, 2021

Changes to minutes of December 15, 2020 page 2, last paragraph, last sentence take out the word “not”. Page 4, under Section 5.C.1,A “understood” should be changed to “misunderstood”.

Motion: Roberta Oeser motioned to approve the minutes of December 15, 2020 and January 5, 2021 with corrections, second by Jason Paolino **Vote:** Aye: 5, Nay: 0, Abstain: 0. The minutes are approved as amended and corrected.

Meeting Minutes
February 2, 2021
KS, KS, RO, JP, JK, HK

Jonah announced that the proceedings were being ZOOM recorded for audio and video and introduced the Conceptual Consultation.

CONCEPTUAL CONSULTATION: Renaissance Senior Housing – Juni Management, LLC, Map 2 Lot 59-3-2, Sears Drive. Robert Onley has requested the consultation to discuss adding additional units to the existing 26 units.

Jonah asked Rob Onley to provide an overview of the plans for the property.

Rob Onley stated that he purchased the property approximately 15 years ago and The Senior Apartments at Sears Drive have been sold out for the past two years. He believes there's a need for more Senior Apartments in Rindge. He explored the possibility of expansion with Bedford Design and is considering a 14-unit building. The proposed plan shows both end units with two bedrooms and the remaining 12 units as 1 bedroom for a total of 18 bedrooms. He said we was working on the loading measurements and needed to do some surveying to determine the acreage for Lot 59-3-2 to determine lot loading and what he might need for a lot line adjustment.

Mr. Onley asked the following questions of the Board: In the Boards' opinion does he need a lot line adjustment, or what does he need for the survey? Can he survey just where he plans to do the building, or does he need to survey the whole property line? Is the lot loading any different than the Elderly Housing Ordinance maximum density?

Jonah asked where the house that was referenced was located on the map. Mr. Onley responded that it was on the lot to the left and is on about 30 acres. Kirk Stenersen gave the following background information: Tom Duffy originally owned the property and another property bisected by the Business-Light Industry Res – Ag District line. Kirk referenced the Zoning District line that went through an existing Mobile Home. They got a Special Exception to expand the Residential use in the Business - Light Industry District and referenced the Zoning line going through one of the 12 – unit buildings. The ZBA Decision granted a Special Exception with up to 12 units and up to three buildings. In the Residential Agricultural District Elderly Housing is allowed by Special Exception and they got a second Special Exception to allow Elderly Housing on the property within the Residential- Agricultural District. The special exception runs with the land. It doesn't control the number of units, but it runs with the land as it stood the day they got the special exception. On page two of the Rindge Zoning Board of Adjustment meeting notes from March 25, 2003 it states that "they planned to subdivide off 32.78 acres for the Elderly Home project". The original approval for the Elderly Housing was on a decent sized piece of property, compared to what this is, and the special exception was for that specific property, at that time. As long as they were still in that footprint, he would be able to do the Elderly Housing. If he goes beyond that he would need to get a further Special Exception. Kirk said that was the history on the project and Mr. Onley had been advised about the process.

Kirk said, with regard to the septic loading and the number of units that can be allowed, Elderly Housing in the Residential – Agricultural District can be allowed with a Special Exception by the Board of Adjustment. Kirk read from page 9, section 6B of the Zoning Ordinance "the" maximum allowable dwelling units will be determined by the Planning Board based on onsite septic and well

Meeting Minutes
February 2, 2021
KS, KS, RO, JP, JK, HK

capacity and the impact on existing land uses in the area”. It’s not restricted to the two acres per unit. Based on that information Kirk said he advised Mr. Onley to meet with the Planning Board to discuss how many units per lot loading he can actually get and see what the Board thinks.

Jonah asked if some of the existing lot lines have to be eliminated for the property to get back to 32 acres. Kirk responded that Zoning Board was just granting the use, and he had not yet looked into how the Planning Board responded. He also didn’t know how it ended up when the Planning Board approved it. With regard to the plan reference, Kirk said it would be fairly easy to look up the area of the lot in the plan of record reference.

Jason said it should be easy enough to figure out what the original Lot 59 – 3 was and Kirk agreed.

Kirk said Mr. Onley was before the board to discuss and get feedback from the Planning Board on the number of units that could be on the lot. Mr. Onley said that it would cost him 20k to 30k for Civil Engineering and wanted a sense of what concerns etc. may exist before getting started.

Jason asked about the size of the existing parcels, and suggested he do his own survey. Roberta said that according to the approval from the Planning Board, Lot 3-2 is 12.29 acres, and there should have been a survey. Jonah added that the hearing date was June 18, 2003 and the decision included the other lots that were combined. Mr. Onley said that based on that information his septic loading would still be compliant.

Jason asked about current loading. Mr. Onley pointed out the lot loading calculations on the plan and that he tried to include what the sewage load was from that stack, the existing loading in gallons per day, the new loading, and the total loading divided by 2000 per that stack per acre, times the sewage load and the three well radius. Kirk confirmed that the recorded plan reflects 12.29 acres.

Kirk said that in the Zoning Regulations the maximum allowable dwelling units will be determined by the Planning Board based on onsite septic and well capacity and the impact on existing land uses in the area. Kirk suggested that 12.29 acres adding the existing 14 units plus the 27 for a total of 41 units, that’s 3/10th of an acre per unit. Jason said, as of right now, for each unit it’s just under ½ an acre Jason said he thought it was too low and his recommendation was not to go lower than 0.46 acres per unit.

Kirk added that the intent of the Elderly Housing was to be, more or less, a bonus to allow higher density. There are, however, concerns from Public Safety because the highest emergency calls are Payson Village in the center of Town. Roberta said “Payson” is an issue for that reason. Mr. Onley said that the units will not be assisted living units. The Buildings will be one story, with a front door, patio, easy in /easy out with a small step, and low step in ¾ showers that are accommodating, without being Assisted Living. He added that his market analysis shows the population is aging out, and there’s a need for this type of housing. The median Social Security Check is about \$2200.00/month and rents are \$950.00 for a single bedroom unit and \$1150.00 for two-bedrooms, so it’s a good fit. Jason mentioned the tradeoff between the Public Services calls and the fact that there aren’t children going into the school system.

Meeting Minutes
February 2, 2021
KS, KS, RO, JP, JK, HK

Jonah asked for additional questions or comments for Mr. Onley. Suggestions were to include adequate turnaround space for emergency service vehicles and in the parking areas.

Old Business/Continued Public Hearings

None

New Business/ Public Hearings

Kirk Stenersen stepped down as Planning Director and will be representing a client in the next case.

Jonah read the case into the record.

1. **CONSIDERATION OF** an application for a Minor Site Plan submitted by Chase LaBelle, 59 Laurel Wood Drive, Temple, NH 03084, for property located on 28 Lisa Drive, Rindge, NH Map 6 Lot 49A-4-5 in the Business- Light Industry District. The applicant is seeking approval for Firearms Sales and Retail in a portion of the existing building at 28 Lisa Drive.

Jonah read the following background information into the record.

1. Higher Design PLLC on behalf of Chase LaBelle, 59 Laurel Wood Drive, Temple, NH 03084, has submitted for approval of a Minor Site Plan for property located on 28 Lisa Drive, Rindge, NH, Map 6, Lot 49A-4-5 in the Business-Light Industry District.
2. The applicant is seeking approval for Firearms Sales and Retail in a portion of the existing building at 28 Lisa Drive.
3. 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.

Jonah said that he was the reviewer for the application, and it seems to be pretty cut and dry. It is one of three rental units in the building and the layout is included in the packet.

Kirk Stenersen presented the following information regarding LaBelle Firearms.

- 1) The applicant is looking to open a retail store, Labelle Firearms, and has submitted a minor site plan application for the change of use of 28 Lisa Drive. The proposal is to convert a portion of the existing building, approximately 400 square feet, on Tax Map 6 Lot 49-A-4-5, to a Firearms Retail Shop.
- 2) The proposed minor site plan is located on the South side of Lisa Drive, the last building on the right. It is in the Business-Light Industry Zoning District. Lisa Drive is on the East side of Route 202, just north of the Walmart lights.

Meeting Minutes
February 2, 2021
KS, KS, RO, JP, JK, HK

- 3) The existing building is located on 3.09 acres.
- 4) Currently there is an existing building on the property with associated parking and drives the building is currently occupied by the Specialty Division of S & S Concrete and Aho Seamless Gutters.
- 5) The applicant is looking to rent approximately 400 sq ft as shown on the plan and includes office space with a restroom.
- 6) There's adequate parking, approximately 25 parking spaces.
- 7) The existing septic system is designed for 300 gallons per day which is the minimum design flow requirements that NHDES allows.
- 8) No additional site lighting is proposed.
- 9) A freestanding Sign will be added to the existing sign.
- 10) Per a conversation with Rick Donovan there is adequate fire protection in the area.

Chairman Ketola asked the Board if there were questions. Jason asked which of the Map and Lot numbers on the plan were the correct one. Kirk located the information and said the correct Map and Lot number was Map 6 Lot 49-A-4-5.

Motion: Jason Paolino motioned to accept the Minor Site Plan application for Tax Map 6 Lot 49A-4-5 as presented as substantially complete. Second, by Holly Koski.

Vote: Aye: 5, Nay: 0, Abstain: 0. The application is accepted.

Jonah read the following information regarding the application into the record:

- 1) The intent of the plan is to show a change of use for a portion of the existing building, approximately 400 square feet, on Tax Map 6 Lot 49A-4-5 to a Firearms Retail shop.
- 2) The proposed minor site plan is located in the Business – Light Industry Zoning District.
- 3) The existing building is located on 3.09 acres.
- 4) The existing right of way setback is 25 feet and the abutter setback is 10 feet.
- 5) This plan is not a boundary survey. Boundary information and existing conditions shown are from plan reference #1.
- 6) The septic system is designed for 300 gallons per day (CA2002045336). The combination of the existing uses and proposed use will not exceed the design flow of 300 GPD.
- 7) Each rental tenant space is serviced by its' own bathroom facilities.

Meeting Minutes
February 2, 2021
KS, KS, RO, JP, JK, HK

- 8) The proposed hours for the Firearms Store are Monday through Sunday, 7a.m. to 7 p.m.
- 9) There are 25 parking spaces shown on the plan 18 of which are used by two other tenants. The remaining 7 spaces will be used by the firearms store.
- 10) No additional lighting is proposed at this time.
- 11) Labelle Firearms is proposing to add a sign to the existing on-site free standing sign as well as utilizing the off-site directory sign at the end of Lisa Drive near Route 202. All signage is to meet the Town of Rindge Sign Ordinance requirements.

Roberta mentioned the current sign and that all of the signs should be the same color and they aren't.

Jonah asked if there were any additional questions from the board and there were none.

Motion: Jason Paolino motioned to grant approval of the Change of Use Site Plan for LaBelle Firearms, Tax Map 6 Lot 49-A-4-5 as presented. **Second:** by Katelyn Smith.

Vote: Aye: 5, Nay: 0, Abstain: 0. The application is approved.

Kirk Stenersen returned as Planning Director.

4. **DISCUSSION OF PURD** regulation changes and whether to move to Public Hearing.

Board members had a brief discussion to clarify the process of placing Regulations on the Warrant and presenting Ordinances at Public Hearings. Following the discussion Jason made a **Motion:** To move the PURD Regulation changes to Public Hearing at 7:00pm on March 2, 2021. **Second** by Roberta Oeser. **Vote:** Aye: 5, Nay: 0, Abstain: 0

Jonah announced that the Board would be going into Non-Public Session. Roberta Oeser Motioned to go into Non-Public per RSA: 91-A:3. II. C. Jason Seconded. Roll call to enter Non-Public Session: Roberta – Aye, Jonah – Aye, Jason – Aye, Holly-Aye, Katelyn – Aye.

The Board exited Non-Public Session. **Motion:** Roberta Oeser motioned to seal the minutes. Jason Paolino seconded the motion. **Vote:** Aye: 5-, Nay: 0, Abstain: 0

Reports of Officers and Subcommittees

Planning Office Report

Other Business

Meeting adjourned 8:41pm

Respectfully submitted,

Meeting Minutes
February 2, 2021
KS, KS, RO, JP, JK, HK

Kim McCummings
Planning Secretary