

Meeting Minutes for
Public Meeting/Public Hearing
May 6, 2025
KG, CS, MO, BH, RO, MG, JA, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
May 6, 2025

DATE: May 6, 2025 **TYPE: Public Meeting** **APPROVED: 6/3/2025**

TIME 7:00 pm

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Roberta Oeser, Bob Hamilton, Max Geesey, Curt Sauvola, Matt Olson, Joel Aho

ROLL CALL ALTERNATES: Kelen Geiger

ABSENT: Doug Seppala,

EX OFFICIO: Bob Hamilton

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES: Kelen Geiger for Doug Seppala

OTHERS PRESENT: Roni Hamilton, Tom Coneys, Phil Stenersen

Call to order and Pledge of Allegiance

Chairman Roberta Oeser said that this meeting is being video and audio recorded for the minutes as well as live streamed.

Roll call by Chairperson

Appointment of alternates

Kelen Geiger for Doug Seppala

Announcements and Communications

Planning Director Al Bump distributed copies of the updated Site Plan Review Regulations. He asked Board members to replace this in their Zoning notebooks.

Chairman Roberta Oeser said that the Boston Post cane has been appropriately mounted on the wall.

Approval of Minutes:

1. April 15, 2025

MOTION: Kelen Geiger moved to approve the minutes with one correction (the typo Robert to Roberta on the last page). Curt Sauvola seconded the motion. **Vote: 6-0-1** Joel abstained.

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Old Business/Continued Public Hearings

1. Discussion: Video taping and Live Streaming meetings

Chairman Roberta Oeser said she would like the Board to weigh in on this topic. She distributed some information about the views for the live streaming.

Board members and audience members weighed in with some opposed, some strongly opposed, some not opposed, some strongly in favor, and some concerned. Topics discussed included:

- Limiting the camera view to the Board only.
- Archiving video tapes.
- Video tapes being available on the town website.
- Concern over legal records, i.e. Minutes or video tape as official record..
- Transparency.
- Video taping has a negative effect on attendance at meetings.
- Not all Boards in town are using live streaming.
- ARPA (American Rescue Plan Act) being used to fund this.
- NHMA (New Hampshire Municipal Association) recommendation against having two official records.
- The contract for Live Streaming includes storage of videos for five (5) years should the Town need copies.
- Tonight's meeting is not being recorded for reasons unknown.
- Several videos have only played for a short while before a "file corrupt" error message appears.
- Our Rules of Procedure call for the videotapes to be deleted once the minutes are approved or the appeal period has passed. (whichever is later).
- This is expensive given the number of people who are viewing it

New Business/Public Hearings

Chairman Roberta Oeser said that GRAZ Engineering representing Rindge Rentals for Map 6 Lot 75 is unable to attend this meeting.

However, both Matt Olson and Phil Stenersen are here to address the Board as follows:

Matt Olson left the planning table and joined the audience so that he may address the Board as an applicant.

Conceptual Consultation for Tax Map 2 Lot 46-1-1, Saybrook PURD, Matt Olson requesting a reconsideration of the phasing schedule from 12 building permits in three years to 12 buildings this year due to delays in approval from NH DES.

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Matt said that his project was approved in 2023 although the state held them up with a couple of permits. They were then hoping to have all approvals for 2024 but again they were held up by the State. And now, we are in 2025. Matt Olson is requesting 12 permits this year and 3 permits next year. He said that seven of these lots are going to his children who all live in town.

A lengthy discussion took place.

MOTION: Joel Aho moved to approve the applicant's request for 12 building permits in 2025 for Map 2 Lot 46-1-1. Max Geesey seconded the motion. **Vote: 4-1-1** Bob voted no, Kelen abstained.

Matt Olson returned to the planning table.

Conceptual Consultation for Tax Map 2, Lot 41-5A, 29 Rand Road. Phil Stenersen requesting discussion of a possible subdivision.

Phil Stenersen distributed a plan of the existing conditions on his property which has been on the market off and on for the past four years. This is a 20 acre parcel of land with a house, a cabin, a shop/rec hall and is zoned Business Light Industry. This used to be zoned part Business Light industry (the part the house is on) and Residential-Agricultural (the part where the shop is) Through the years, it was proposed to put this in the Gateway District, and then, some years back, it was changed to Business Light Industry.

Phil Stenersen gave the Board a concept plan for a subdivision on this property. He is proposing 6 lots around a cul de sac and to use the existing road by widening it. He said this plan meets the regulations for frontage. Phil pointed out some wetlands that may be impacted slightly. Phil Stenersen said he would probably seek a variance to put houses on two of these lots. Chairman Roberta Oeser said it is a question if you can create a house lot in Business Light Industry. This will have to be researched as to whether or not you seek variances or get the property re-zoned via next year's Town Warrant. Phil Stenersen and Planning Board members discussed some possible scenarios.

Phil Stenersen thanked the board for their input.

Reports of Officers and Subcommittees

Chairman Roberta Oeser asked Board members to consider possible ideas for subcommittees moving forward. Roberta said that she would like to consider small industrial parks via PUDs (Planned Unit Developments) where lots can be smaller than 2 acres and would be more affordable for small businesses.

Planning Office Report

Chairman Roberta Oeser said that it is not too late to sign up for the NH OPD Spring 2025 Planning and Zoning Conference on May 10th.

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Adjourned: 8:30 PM

Respectfully submitted,
Planning office staff