

Meeting Minutes for
Public Meeting/Public Hearing
June 3, 2025
KG, CS, MO, BH, RO, DS, JA, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
June 3, 2025

DATE: June 3, 2025 TYPE: Public Meeting/Public Hearing APPROVED: 7-1-2025
TIME 7:00 pm

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Roberta Oeser, Doug Seppala , Bob Hamilton, Curt Sauvola, Matt Olson, Joel Aho

ROLL CALL ALTERNATES: Kelen Geiger

ABSENT: Max Geesey,

EX OFFICIO: Bob Hamilton

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES:

OTHERS PRESENT: Suzanne Hepburn, Roni Hamilton, Sam Martinez, Judy Unger-Clark, Kim Gavagan, Bruce Gavagan, Ashley Saari, Joshua Joslyn (GRAZ Engineering), Jason Hill, TF Moran

Call to order and Pledge of Allegiance

Chairman Roberta Oeser said that this meeting is being video taped as well as live streamed.

Roll call by Chairperson

Appointment of alternates

Chairman Roberta Oeser appointed Kelen Geiger to sit for Max Geesey.

Announcements and Communications

Chairman Robertta Oeser said that the Town Wide Yard Sale is this Saturday.

Approval of Minutes:

1. May 6, 2025

MOTION: Joel Aho moved to accept the minutes as written. Matt Olson seconded the motion.

Vote: 6-0 1 Doug abstained.

Old Business/Continued Public Hearings

1. Discussion: Video taping and Live Streaming meetings

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Chairman Roberta Oeser said that the Planning Board has been discussing the video taping and live streaming of meetings. Presently, this is being paid for by the Federal Government via the ARPA funds. (American Rescue Plan Act). Eventually this service will cost \$300.00 per month and that needs to be considered. Matt Olson spoke to possible legal issues as well as the cost and Bob Hamilton read from the Planning Board Rules of Procedure

SECTION XII. RECORDS

4. Town staff may record Planning Board meetings to assist them in transcribing the official Meeting Minutes. However, recordings made will be deleted upon the approval of the meeting minutes or following the appeal period for an application, whichever is later.

MOTION: Roberta Oeser moved to discontinue Live Streaming with Town Hall Streams. Matt Olson seconded the motion.

Planning Director Al Bump said that he would like to point out that the Town is already under contract, so at a minimum, we should let this play out until the end of the contract.

A discussion took place to consider amending this motion. The original motion stands.

Vote: 6-1-0, Joel voted No.

The motion to discontinue Live Streaming with Town Hall Streams passed.

New Business/Public Hearings

- 1. RECONSIDERATION OF** an application for a Major Subdivision submitted by GRAZ Engineering, LLC, 323 West Lake Road, Fitzwilliam NH 03447, on behalf of Ashoryn, LLC, PO Box 283, Rindge, NH 03461, for property located at Tax Map 2, Lot 46-1-1 on Saybrook Drive, Dale Farm Road and Knight Lane, in the Business-Light Industry and Residential-Agricultural Zoning Districts. The applicant is seeking to reopen the public hearing and request an amendment to the phasing schedule.

Matt Olson recused himself and left the planning table.

Chairman Roberta Oeser read the following from the Planning Office memo.

Background Information:

- 1) Graz Engineering, LLC on behalf of Matthew Olson was conditionally approved on February 18, 2025 for a Planned Residential Unit Development (PURD) subdivision of Map 2 Lot 46-1-1 into 15 single family lots and two common land lots.

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- 2) Applicant is requesting an amendment to the phasing schedule approved in the Notice of Decision, dated February 18, 2025, number 3.
- 3) The applicant has provided the planning board with the information necessary to make an informed decision. I recommend the planning board accept the application as substantially complete.

MOTION: Roberta Oeser moved to reopen the hearing for Map 2 Lot 46-1-1 at the applicant's request, in order to amend conditions. Kelen Geiger seconded the motion. **Vote: 5-0-0**

Chairman Roberta Oeser read the following from the Planning office memo:

Regarding the Application:

- 1) The PURD is subject to the Phased Development Ordinance. Based on 15 units and 25% per year, for 4 years the applicant is allowed to construct 4 units per year for the first three years and 3 units per year the final year.
- 2) The applicant is requesting an adjustment to the phasing schedule to build 12 units in the first year, 2025, and the remaining 3 units the following year, 2026.
- 3) Construction on the PURD was delayed for 2 years by NH DES. Applicant states that the adjusted timeline will alleviate the negative economic impact caused by this delay, as well as mitigate the significant holding costs incurred during the delay.

Matt Olson of Ashoryn LLC addressed the Board and provided some background information and requested an amendment to the phasing schedule. There were no additional comments from the Planning board.

Chairman Roberta Oeser opened the public hearing.

Kim Gavagan of Middle Winchendon Road said that she objects to an increase in the number of units allowed per year. Kim said

- she appreciates that Matt Olson has suffered financially due to the approvals needed on the state level.
- it is her understanding that there were some drainage issues on this property that need to be looked at to protect this property as well as the abutters' properties.
- that the fact that several of Matt's children would be building on this property should have no bearing on the approvals needed.
- she spoke to the warrant article this year where the Town voted against amending the phasing table.
- she believes that allowing this amendment would be setting a terrible precedent for other projects in town.

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- She has concerns for the aquifer and the water on the adjoining properties. This area had well issues last year during the drought conditions.
- She has concerns about all the trucks and all the traffic.
- She has concerns about the quality of the air with all the dust from construction.

Matt Olson spoke to some of Kim's concerns. Kim thanked Matt for his input.

Judy Unger-Clark said that last year, the Planning Board went through considerable work sessions to make some zoning updates. These items were then placed on the Town Warrant. Only one question did not pass, and that was the phasing. The voters clearly stated that they did not want the phasing to be amended. Judy said it is a slap in the face of the voters if the Planning Board ignores the vote.

Chairman Roberta Oeser said that she can recall only twice in the past when the Planning Board has altered the phasing schedule. Judy Unger Clark asked which projects those were and when they were. Roberta said Robert's Landing was one and was built in its entirety and the other one was near Boss Contractors. The decision not to phase was due to safety concerns.

Sam Martinez asked about the access roads from this property. Chairman Roberta Oeser explained.

Chairman Roberta Oeser closed the public hearing.

MOTION: Vice Chairman Joel Aho moved to grant approval of the "Saybrook Drive - Planned Unit Residential Development" phasing amendment on Tax Map 2 Lot 46-1-1 as presented. Curt Sauvola seconded the motion. **Vote: 4-1-1** Bob Hamilton opposed, Kelen Geiger abstained.

Matt Olson returned to the planning table.

CONSIDERATION OF an application for a Major Site Plan submitted by Hillson Contractors Inc., 52 Fitzgerald Drive, Jaffrey, NH 03452 for property located at Tax Map 6 , Lot 17-2 at 1411 NH Route 119 in the Gateway Central Zoning District. The applicant is seeking approval for a proposed Fast Casual (Tenant TBD) and Fast Food Restaurant (Wendy's) with associated site improvements.

Chairman Roberta Oeser recused herself and left the planning table.

Vice Chairman Joel Aho asked Planning Director Al Bump to provide the following from the Planning office memo

Background Information:

- 1) TF Moran, PLLC on behalf of Hillson Contractors, Inc. has submitted for approval a Major Site Plan of Tax Map 6 Lot 17-2 located at 1411 NH Route 119.
- 2) The subject parcel, Map 6 Lot 17-2, has a two-family structure.

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- 3) The applicant has included a traffic report, architectural drawings and storm water report.
- 4) Planning Director Almyr L. Bump conducted a completeness review and determined that the applicant has provided the Planning Board with the information necessary to make an informed decision on this application.

MOTION: Bob Hamilton moved to accept the Site Plan application for Tax Map 6, Lot 17-2 as substantially complete as presented. Kelen Geiger seconded the motion. **Vote: 6-0-0**

Vice Chairman Joel Aho invited Jason Hill of TF Moran to address the Board.

Jason Hill of TF Moran presented the plan for a Quick Service Restaurant (Wendy's) and a Fast Casual Restaurant (TBD) (to be determined).

Bob Hamilton asked if the existing septic tank would be dug up. It will.

Bob Hamilton asked about the design of the building and if it fits in with the character of the town itself. Jason Hill said he does not think that there is a lot of flexibility on the building design. Wendy's has their own corporate prototype.

Vice Chairman Joel Aho read from the Zoning Ordinance, Article X, Gateway Central Zoning District.

"...The Gateway Central District will encourage development configurations along the highway corridors which are interconnected by secondary service roads, are visually appealing and consistent with traditional New England architecture, and transition gradually to less intense land uses.."

Vice Chairman Joel Aho asked Jason Hill if he could make a case that this proposal meets the Gateway requirements. Is there a way to address this? Board members discussed possible changes to the architecture. Jason Hill said he would have to speak with the Owner to address this.

Joel Aho said that the sign does not meet the Sign Ordinance size requirements. Jason Hill said they will address that.

Vice Chairman Joel Aho asked Planning Director Al Bump to provide the information from the Planning office memo.

Regarding the Application:

1. The proposed Site Plan is in the Gateway Central District.
2. The proposed Site Plan is located at 1411 Route 119 and is 2.648 acres.

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3. Map 6 Lot 17-2 has a two-family structure.
4. Architectural drawings depicting the proposed building elevations, in full color, detailing all exterior facades included in application.
5. The proposed structure and improvements complies with frontage requirements and setbacks.
6. Building plans must be approved with respect to fire safety by State and Local officials.
7. Signage appears to be in excess of the sign ordinance. All signage and lighting must be in compliance with Rindge Sign Ordinance or require a variance.
8. NH DOT access approval and driveway permit required.
9. Proposed structure is not in keeping with the spirit of Rindge Master Plan, page 2-2, “encouraging non-residential development that reflects traditional New England character.”
10. Conservation Commission has reviewed upon Planning Board consideration.
11. Copies of plans have been submitted to the Conservation Commission and Director of Public and Life Safety for comment.
12. Open Space requirement, excluding slopes >15% and wetlands, is 15% (17,380 SF). Plan shows 62% (71,700 SF). Overall Open Space requirement is 30% (34,760 SF). Plans show 72% (83,600 SF).

Planning Director Al Bump read the Conservation Commission letter dated May 30, 2025 (copy in file).

Jason Hill asked the Board if they would consider granting a conditional approval subject to architectural review so that they can keep their construction schedule on track.

Vice Chairman Joel Aho opened the public hearing.

Ashley Saari, Thayer Road and Monadnock Ledger Transcript asked Jason Hill for the proposed square foot for this project. Jason said they are proposing a 2245 square foot Wendy’s with an attached 1400 square foot fast casual restaurant.

Ashly Saari asked if this would be similar to KFC/Taco Bell where they share a building but have their own drive-throughs? Jason said no, it is his understanding that those are brands who share a kitchen. This will be two individual businesses. Ashley asked if there would be two separate drive-throughs. Jason said they are only proposing one drive-through for Wendy’s.

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Roberta Oeser, from the audience, spoke to:

- the creation of the Gateway Districts
- the open space which is 30 percent and said to be spread throughout the lot. The open space proposed cannot be accessed until you get to the back of the lot.
- Some consideration should have been paid to the Zoning requirements
- How many seats are proposed for these combined restaurants. The Diner has a bigger lot and was only allowed forty seats for its operation. This is a smaller lot with two restaurants and has 30 + parking spaces which sounds like more than 40 seats.
- The construction and appearance of this building can be changed. McDonalds is the golden arches and yet, they are in a colonial structure in Freeport.
- The Planning Board should consider why the Gateway districts were created for that area.

Jason Hill said that the open space is accessible and connected to the trail; the seating will be determined by the septic; and the parking is appropriate for this.

Roberta Oeser said that the open space will need to be protected in perpetuity.

Suzanne Hepburn , Dale Farm Road.said she has lived in town for forty years,and loves Rindge. However, she said, Dominos, GFA, the Diner, a white house, a pizza shop, none of this is old New England architecture so this requirement now seems absurd.

Planning Director Al Bump read into record a letter from an abutter, Tim Halliday.

*Al,
These are some thoughts and comments I have as an abutter and citizen about the proposed development of a Wendys and another fast food restaurant.
Could you read these in the meeting as I am away and unable to attend.*

First concern is the lack of fencing and vegetation shown on plan where it abuts the diner to the west. There is an open air patio dining area close by, there will be cars and diesel trucks idling in the drive thru line. Not how I choose to dine outside. The ordinance clearly states appropriate buffering and screening required.

The building is not at all attractive or in keeping with rural character as the master plan states.

Did the traffic study address the busy times like weekends and midday lunch time?

As with any fast food and drive thru, most unfortunately, we will see more littering.

As with much of the recent retail development, I feel the turn lanes and parking spots are too small. What looks or meets " design standards" are in reality too small for full size pickups. Maybe the lot is not suited for all that is shown?

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For these reasons and others I ask the board not to approve this proposed development.

Tim Halliday

Judy Unger Clark asked

- if both of these restaurants will be paper service.? The answer was Yes.
- if there will be outside trash receptables.?
- will the traffic be able to flow well as the drive- through seems very narrow?

Roberta Oeser said she is concerned about the traffic flow from these two restaurants.

Rick Fernald on behalf of Mr. Fogg who is an abutter. The entrance to his property is directly across the street to the entrance being proposed for this property. Will there be any negative impact to Mr. Fogg in getting in and out of his yard? Are there going to be road changes?

Kelen Gieger would like to continue this public hearing so that some questions are answered regarding the roadway, the architecture.

Bob Hamilton said he would like questions answered about the seating in each establishment as well as the State's plan on the driveway.

Matt Olson said he would like more information regarding the septic.

MOTION: Kelen Geiger moved to continue this public hearing until July 1, 2025 at 7:00 pm Bob Hamilton seconded the motion. **Vote: 6-0-0**

Chairman Roberta Oeser returned to the planning table

Conceptual Consultation: Josh Joslyn from GRAZ Engineering to represent Rindge Rentals for expansion of Kathleen's Place, Map 6, Lot 75

Josh Joslyn reviewed the plans that will be heard on July 1, 2025

Chairman Roberta Oeser said she has a problem with this subdivision. There is a walkway connecting separate lots that will be plowed in the winter. It will not be passable, and open space should be accessible. Josh Joslyn said that the open space does have frontage on Route 119 so it could be accessed.

Board members and Josh Joslyn discussed open spaces and the possibilities for preserving 30 percent open space per the zoning.

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Kelen Geiger asked Planning Director Al Bump if he had these plans electronically and if he could send them to board members to review. Roberta said that anytime we has electronic plans they should be sent out with the agenda. Al said he will send plans out tomorrow.

Matt Olson asked if a new State Driveway permit would be required due to the addition of a building.

Planning Office Report

Planning Director Al Bump said that the Planning office needs additional help. Al said that he would like to see another 10 hours per week for someone to work the opposite days that Susan does not work. Board members told Al to check the budget and move forward with hiring.

Adjourned: 8:30 PM

Respectfully submitted,
Planning office staff