

Meeting Minutes for
Public Meeting/Public Hearing
July 1, 2025
KG, CS, MO, BH, RO, DS, JA, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
July 1, 2025

DATE: July 1, 2025 **TYPE:** Public Meeting/Public Hearing **APPROVED:** 8/5/2025
TIME 7:00 pm

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Roberta Oeser, Doug Seppala , Curt Sauvola, Matt Olson, Joel Aho, Max Geesey,

ROLL CALL ALTERNATES: Kelen Geiger

ABSENT: Bob Hamilton,

EX OFFICIO:

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES: Tom Coneys refused to serve as Alternate Ex Officio

OTHERS PRESENT: Karl Pruter, Russ and Candy Phillips, Joshua Joslyn (GRAZ), Alfred Wise, Beden Wise, Susan Weinstein, Tom Whitney, Deb Whitney, Scott Wilson, Tim Halliday, Alternate Ex Officio Tom Coneys

Chairman Roberta Oeser said that although this Board voted to not have the meetings live-streamed, this meeting is being video taped and live-streamed by Selectman Tom Coneys.

Call to order and Pledge of Allegiance

Roll call by Chairperson

Appointment of alternates

Announcements and Communications

Approval of Minutes:

June 3, 2025

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

Vote: 5-0-1 Max abstained

Old Business/Continued Public Hearings

Chairman Roberta Oeser recused herself from the next case and left the planning table.

Vice Chairman Joel Aho read the following:

Meeting Minutes for
Public Meeting/Public Hearing
July 1, 2025
KG, CS, MO, BH, RO, DS, JA, AB

1. Continued from June 3, 2025: 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.

Jason Hill from TF Moran addressed the Board with several changes related to the architecture as well as miscellaneous site updates in response to concerns stated at the last meeting.

Site changes included:

- a privacy fence
- an increase to the vegetative buffer to include shrubs to provide a two-layer buffer
- information about interior seating which is proposed to be 30 for Wendy's and 20 for the Fast Casual tenant.
- A trash can at the drive-through exit
- The location of the septic vent pipe which is shown now on the site plan

Jason Hill said they are still working with NH DOT on the state driveway permit which is under technical review. He expects to hear from them within two to three weeks.

Jason Hill read a letter to Planning Director Al Bump where he has provided a narrative as to how this project meets the local design standards per the Site Plan Regulations. (see letter in file: 6/20/2025)

Vice Chairman Joel Aho asked for questions from the Board.

Board members had questions regarding:

- interior seating, parking spaces, and the number of employees at any given time. Jason Hill said they have increased the parking space size to allow for larger cars and trucks.
- if the proposed sign was in compliance with the Town of Rindge Sign Ordinance. Jason said the sign has not been designed yet. A discussion of possible sign sizes and materials was discussed.
- if a site walk is possible.
- the Traffic Study
- timeframe for NH DOT approval

Roberta Oeser (from the audience) said that her concerns are for bigger parking spaces as well as the height of the sign. Planning Director Al Bump said that the proposed sign will need a variance.

Meeting Minutes for
Public Meeting/Public Hearing
July 1, 2025
KG, CS, MO, BH, RO, DS, JA, AB

Tim Halliday, an abutter, asked if both these proposed restaurants are paper served? Jason Hill said they are. Tim Halliday said he thinks parking may be a problem if you have 27 spaces and the potential of 15 employees on a shift.

Vice Chairman Joel Aho closed the public hearing.

Board members discussed possible recommendations to include a monument sign as well as roof awning material change.

Vice Chairman Joel Aho read the following suggested conditions:

I recommend approval of this Site Plan subject to the following conditions:

- 1) Documentation that signage is in compliance with sign ordinance.
- 2) All applicable governmental permits shall be obtained, which includes but is not limited to an updated NHDOT driveway permit and access and NH DES septic approval.
- 3) 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.
- 4) The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved final plans.
- 5) The applicant or applicant's agent shall provide the Planning Office with 4 paper copies of all approved final plans.

MOTION: Matt Olson moved to grant approval of this Site Plan at Tax Map 6, Lot 17-2 as presented with the five aforementioned conditions. Max Geesey seconded the motion. **Vote: 5-0-0**

Chairman Roberta Oeser returned to the planning table.

New Business/Public Hearings

- 1. CONSIDERATION OF** an application for an Expedited Site Plan submitted by Alfred Wise, 1116 17th Ave.E, Seattle, WA 98112 for property located at 50 Blakeville Road, Rindge, NH at Tax Map 43, Lot 1-21 in the Residential Zoning District. The applicant is seeking approval for Short Term Rental (Airbnb) in existing home.

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

- 1) Mr. Alfred Wise has submitted an application for an Expedited Site Plan for property located at 50 Blakeville Road, Rindge, NH, located in the Residential Zoning District.

Meeting Minutes for
Public Meeting/Public Hearing
July 1, 2025
KG, CS, MO, BH, RO, DS, JA, AB

- 2) The subject parcel, Map 43 Lot 01-21, has been used as a short-term rental in the past.
- 3) The property is part of the Jowder's Cove Association.
- 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: Max Geesey moved to accept the Site Plan application for Tax Map 43, Lot 01-21 as substantially complete as presented. Joel Aho seconded the motion. **Vote: 6-0-0**

Mr. Alfred Wise presented his case before the Board.

In his Conditional Use Permit application, Mr. Wise had requested approval for a short-term rental less than 90 days per year. The Town of Rindge ordinance does not restrict short-term rentals to less than 90 days.

Chairman Roberta Oeser said that some of the conditions that were put into the Short-Term Rental application was for adequate septic and adequate parking. Mr. Wise said he also has trash pick-up as well as a landscaping service. Chairman Roberta Oeser said that a Life Safety Inspection will be required. Planning Director Al Bump said that Mr. Wise could call him in the morning to arrange an inspection.

Chairman Roberta Oeser opened the public hearing.

Karl Pruter from Jowders Cove thanked Alfred Wise for applying for this permit. Mr. Pruter said that the Jowder's Cove Association does not allow commercial activity according to their deeds. Mr. Pruter said that this is a civil matter, and he knows that the Town cannot do much about this.

Russell Phillips of 23 Jowders Cove Road asked Mr. Wise what happens when he is not in Rindge and his tenants are not following the rules. Is there a phone number or email to contact? Chairman Roberta Oeser said that this meeting and this Board is concerned with Land Use issues only. If there are disturbing the peace issues, that would be directed to the Police Dept.

Candy Phillips of 23 Jowders Cove Road said that part of the problem is that they each own part of the beach and the common area and that has become the bone of contention. Chairman Roberta Oeser said that the Planning Board has no jurisdiction over those issues.

Tom Whitney of 31 Jowders Cove Road read from the Zoning Ordinance, Article III S.

<p><i>The rental of all or any portion of Single Family Dwelling, Two Family Dwelling, or Multi-Unit Dwelling, with the exception of by the property owner thereof, to any other person or group for</i></p>
--

Meeting Minutes for
Public Meeting/Public Hearing
July 1, 2025
KG, CS, MO, BH, RO, DS, JA, AB

periods of less than 30 days is a permitted commercial use provided that: Short Term Rentals shall require Site Plan approval, issuance of a Conditional Use Permit by the Planning Board and be in compliance with all local ordinances, regulations and applicable state laws and rules. Issuance of a Conditional Use Permit shall take into consideration adequate septic, water supply, adequate on site parking, maximum occupancy of up to three (3) people per bedroom, life safety inspections and other items deemed appropriate to protect public health and safety.

Mr. Whitney asked where ‘deeds’ would come into play? Can the town override the deed restrictions? Chairman Roberta Oeser said that the town is not overriding the deeds, the Town is just saying that the applicant meets the town’s requirements, regulations and ordinances.

Planning Director Al Bump said that he has been in contact with the Town Attorney as well as an attorney from the New Hampshire Municipal Association. He has been advised that this is a civil matter, and the Town cannot get involved. The Town is limited to enforcing its own ordinances and to complying with state RSA’s. The matter of deed restrictions is a civil matter

Mr. Whitney asked about the welfare of the neighborhood including noise and trash removal. Chairman Roberta Oeser said this public hearing is discussing 50 Blakeville Road tonight. Candy Phillips asked if this property is zoned commercial. Chairman Roberta Oeser said it is zoned Residential. Candy Phillips asked then how can they allow commercial activity? Chairman Roberta Oeser said that the voter’s agreed to it via the Zoning Ordinance.

Chairman Roberta Oeser closed the public hearing.

Chairman Roberta Oeser read from the Planning Memo to include the following:

Regarding the Application:

- 1) The proposed Site Plan is located on Contoocook Lake, approximately .93 acres.
- 2) Septic system evaluated on 14 May, 2025 by Philip H. Mathewson Co. Found to be in good condition. Evaluated for a 3-bedroom house.
- 3) Location and total number of parking spaces identified on plan.
- 4) Application for Conditional Use permit submitted.

Max Geesey read the following suggested conditions from the Planning office memo.

I recommend approval of this Site Plan subject to the following conditions:

1. .Location for trash storage identified on plan.

Meeting Minutes for
Public Meeting/Public Hearing
July 1, 2025
KG, CS, MO, BH, RO, DS, JA, AB

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 applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

MOTION: Max Geesey moved to grant approval of this Expedited Site Plan of Tax Map 43, Lot 01-21 as presented with the three aforementioned conditions. Doug Seppala seconded the motion.
Vote: 5-0-1 Curt abstained.

1. **CONSIDERATION OF** an application for a Conditional Use Permit submitted by Alfred Wise, 1116 17th Ave.E, Seattle, WA 98112 for property located at 50 Blakeville Road, Rindge, NH at Tax Map 43, Lot 1-21 in the Residential Zoning District. The applicant is seeking approval for Short Term Rental usage in existing home.

Chairman Roberta Oeser said that the Conditional use Permit is almost the same of what has already been discussed. One of the conditions will be for a Life Safety Inspection as well as providing a number for occupancy.

MOTION: Roberta Oeser moved to accept the Conditional Use Permit application for Tax Map 43, Lot 01-21 as substantially complete as presented. Max Geesey seconded the motion. **Vote: 6-0-0**

Chairman Roberta Oeser said that the Conditional Use Permit goes a step further than the Expedited Site Plan. She said this is where we put in the maximum number of occupants as well as a condition for the Life Safety inspections.

She read the following from the Planning Office Memo:

I recommend approval of this Conditional Use Permit application subject to the following conditions:

1. Location for trash storage identified on plan.
2. Annual Life and Safety inspections required.
3. Maximum occupancy limited to three (3) people per bedroom.
4. 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.

Meeting Minutes for
Public Meeting/Public Hearing
July 1, 2025
KG, CS, MO, BH, RO, DS, JA, AB

5. The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

Roberta Oeser said that the Conditional Use Permit is for the present owner of the property whereas the Site Plan goes with the land.

MOTION: Roberta Oeser moved to grant approval of this Conditional Use Permit of Tax Map 43, Lot 01-21 as presented with the five aforementioned conditions. Max Geesey seconded the motion.

Vote: 5-0-1 Curt Sauvola abstained.

CONSIDERATION OF an application for a Minor Site Plan submitted by GRAZ Engineering on behalf of Rindge Rentals, PO Box 459, Rindge, NH for property located at Tax Map 6 Lot 75, 1226 NH Route 119 in the Gateway East Zoning District. The applicant is seeking approval for mixed use of multifamily and office space

Chairman Roberta Oeser said that this application is just for the area of land to the west. She read the following from the Planning office memo:

Background Information:

- 1) Graz Engineering, LLC on behalf of Rindge Rentals, LLC has submitted for approval of a Minor Site Plan of Tax Map 6 Lot 75 (proposed Parcel A) located at 1226 NH Route 119.
- 2) The subject parcel, Map 6 Lot 75, is the subject of a minor subdivision.
- 3) The application is subject to approval of a minor subdivision of Map 6 Lot 75.
- 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: Matt Olson moved to accept the Minor Site Plan application for proposed Parcel A of Tax Map 6, Lot 75 as substantially complete as presented. Max Geesey seconded the motion. **Vote: 6-0-0**

Josh Joslyn from GRAZ Engineering presented the plan before the Board. There were no questions at this time.

Chairman Roberta Oeser opened the public hearing. There were no questions from the public. Chairman Roberta Oeser closed the public hearing.

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

Meeting Minutes for
Public Meeting/Public Hearing
July 1, 2025
KG, CS, MO, BH, RO, DS, JA, AB

Recommendation:

I recommend approval of this Site Plan subject to the following conditions:

1. All applicable governmental permits shall be obtained, which includes but is not limited to an updated NHDOT driveway permit for the change of use.
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 applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

Chairman Roberta Oeser requested that an additional condition be added.

"This approval overrides previously recorded easement and easements to be listed on the final plan".

MOTION: Matt Olson moved to grant approval of this Minor Site Plan of proposed Parcel A of Tax Map 6, Lot 75 as presented with the four following conditions. Joel Aho seconded the motion.

Vote: 6-0-0

1. All applicable governmental permits shall be obtained, which includes but is not limited to an updated NHDOT driveway permit for the change of use.
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 applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.
4. This approval overrides previously recorded easement. Easements to be listed on the final plan

1. CONSIDERATION OF an application for a Major Site Plan submitted by GRAZ Engineering on behalf of Rindge Rentals, PO Box 459, Rindge, NH for property located at Tax Map 6 Lot 75, 1226 NH Route 119 in the Gateway East Zoning District. The applicant is seeking approval for mixed use of multifamily and office space

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

Meeting Minutes for
Public Meeting/Public Hearing
July 1, 2025
KG, CS, MO, BH, RO, DS, JA, AB

Background Information:

- 1) Graz Engineering, LLC on behalf of Rindge Rentals, LLC has submitted for approval of a Major Site Plan of Tax Map 6 Lot 75 (proposed Parcel B) located at 1226 NH Route 119.
- 2) The application is subject to approval of a minor subdivision of Map 6 Lot 75.
- 3) 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: Joel Aho moved to accept the Major Site Plan application for proposed Parcel B of Tax Map 6, Lot 75 as substantially complete as presented. Max Geesey seconded the motion.

Vote: 6-0-0

Chairman Roberta Oeser read the following from the Planning Office memo

Regarding the Application:

- The proposed Major Site Plan is located in the Gateway East District.
- The proposed Parcel B contains 1 townhouse building with 4 units.
- The proposed project involves the expansion of an existing site by adding an additional building with 5 additional dwelling units.
- Current open space is part of a previously approved site plan application.
- Proposed lot size: 5.165 acres. Open space: 2.298 acres (>30%).
- As part of the application, the open space area of the site will be adjusted from a previously approved site plan.

Josh Joslyn of GRAZ Engineering presented the case before the Board.

Chairman Roberta Oeser opened the public hearing.

Kelen Geiger asked Josh Joslyn if they would be adding just four additional parking spaces. Josh said there would be five additional spaces. Kelen Geiger said she is concerned about parking. Kelen asked about the need for additional guardrail.

Scott Wilson, an abutter, had some questions regarding the septic systems as well as whether the road will continue to be passable.

Meeting Minutes for
Public Meeting/Public Hearing
July 1, 2025
KG, CS, MO, BH, RO, DS, JA, AB

Chairman Roberta Oeser closed the public hearing.

Chairman Roberta Oeser provided the following recommendations from the Planning Office memo. She said that a condition needs to be added regarding open space covenants.

Recommendation:

I recommend approval of this Major Site Plan subject to the following conditions:

1. All applicable governmental permits shall be obtained, which includes but is not limited to an updated NHDOT driveway permit for the change of use.
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 applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.
4. The applicant shall provide revised Open Space covenants.

MOTION: Matt Olson moved to grant approval of this Major Site Plan of proposed Parcel B of Tax Map 6, Lot 75 as presented with the four aforementioned conditions. Max Geesey seconded the motion. **Vote: 6-0-0**

2. CONSIDERATION OF an application for a Minor Subdivision submitted by GRAZ Engineering on behalf of Rindge Rentals, PO Box 459, Rindge, NH for property located at Tax Map 6 Lot 75, 1226 NH Route 119 in the Gateway East Zoning District. The applicant is seeking approval for a two-lot subdivision.

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

Background Information:

- 1) Graz Engineering, LLC, on behalf of Rindge Rentals, LLC has submitted for approval of a Minor Subdivision of Tax Map 6 Lot 75 located on Letourneau Lane, Shady Lane and NH Route 119.
- 2) The subject parcel, Map 6 Lot 75 is 11.171 acres.
- 3) 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.

Meeting Minutes for
Public Meeting/Public Hearing
July 1, 2025
KG, CS, MO, BH, RO, DS, JA, AB

MOTION: Joel Aho moved to accept the Minor Subdivision application for Tax Map 6, Lot 75 as substantially complete as presented. Curt Sauvola seconded the motion. **Vote: 6-0-0**

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

Regarding the Application:

The proposed minor subdivision is located in the Gateway East District.

The proposed subdivision would create a lot **Parcel A (Map 6 Lot 75-1)** of 6.006 acres and a lot **Parcel B (Map 6 Lot 75-2)** of 5.165 acres.

Shady Lane has been combined with Map 6 Lot 75.

The proposed Minor Subdivision will change the proposed lots as follows:

<u>Lot #:</u>	<u>Area (acres):</u>	<u>Area (sq. ft.):</u>	<u>Frontage:</u>
Map 6, Lot 75-1	6.006 acres	261,626 sq. ft.	879.64 feet
<u>Lot #:</u>	<u>Existing Size:</u>	<u>Area (sq. ft.):</u>	<u>Frontage:</u>
Map 6, Lot 75-2	5.165 acres	225,007 sq. ft.	712.16 feet

Josh Joslyn presented the application before the Board. He pointed out the easements that they are proposing between the lots which will include a nitrate easement, power easement and access easement.

Chairman Roberta Oeser said they may also need an easement for egress and ingress as well as traffic flow and shared parking. Josh Joslyn said they are not proposing any parking easements.

Chairman Roberta Oeser opened the public hearing.

Chairman Roberta Oeser said that she would like to add a condition to the approval that all easements be listed on the plan.

Chairman Roberta Oeser said that she just realized that we forgot something for the Major site plan approval. The following should be added as a condition of approval:

“As Built plan is required prior to the issuance of a Certificate of Occupancy on Map 6 Lot 75-2”.

MOTION: Max Geesey moved to amend the approval for the Major Site Plan, parcel B of Map 6 Lot 75 by adding the following condition:

Meeting Minutes for
Public Meeting/Public Hearing
July 1, 2025
KG, CS, MO, BH, RO, DS, JA, AB

“As Built plan is required prior to the issuance of a Certificate of Occupancy on Map 6 Lot 75-2”.

Doug Seppala seconded the motion. **Vote: 6-0-0**

Chairman Roberta Oeser read the following list of conditions:

Recommendation:

I recommend approval of this Minor Subdivision 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.
4. The applicant or applicant’s agent shall provide the Planning Office with an electronic copy of all approved plans.
5. All easements be listed on the plan.

MOTION: Joel Aho moved to grant approval of this Minor Subdivision of Tax Map 6, Lot 75 as presented with the five aforementioned conditions. Doug Seppala seconded the motion. **Vote: 6-0-0**

Chairman Roberta Oeser closed the public hearing.

Adjourned: 9:45 PM

Respectfully submitted,
Planning office staff