

Meeting Minutes for
Public Meeting
August 5, 2025
KG, CS, MO, BH, RO, DS, JA, MG, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
August 5, 2025

DATE: August 5, 2025 **TYPE:** Public Meeting **APPROVED:** 9/2/2025

TIME 7:00 pm

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Roberta Oeser, Bob Hamilton, Curt Sauvola, Matt Olson, Joel Aho, Max Geesey, Doug Seppala arrived at 7:03PM

ROLL CALL ALTERNATES: Kelen Geiger

ABSENT:

EX OFFICIO: Bob Hamilton

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES:

OTHERS PRESENT: Roni Hamilton, Hannah Bissex

Call to order and Pledge of Allegiance

Roll call by Chairperson

Appointment of alternates, if necessary

Announcements and Communications

Approval of Minutes:

1. July 1, 2025

Kelen Geiger made some amendments to the minutes as presented.

1. *Alternate Ex Officio Tom Coneys* should have been included under “Others present”
2. On page one, “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.*”
3. On page three, under motion to grant approval, the vote should be *5-0-0* (not 6-0-0)

Chairman Roberta Oeser had an amendment to add under Appointment of Alternates. *Tom Coneys refused to serve as Alternate Ex officio*

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MOTION: Joel Aho moved to approve the minutes of July 1, 2025, as corrected. Max Geesey seconded the motion. **Vote: 6-0-1** Bob Hamilton abstained.

New Business/Public Hearings

Discussion of possible changes to Site Plan Regulations (Section V.4) and Subdivision Regulations (Section IV.4).

Chairman Roberta Oeser said that the reason for this suggested change is that people come in at 10 minutes to 4:00 PM with an application that is not complete but expected to meet the time frame. NHMA (New Hampshire Municipal Association) suggests a 12:00 Noon drop off time on the 21st day prior to the meeting.

Chairman Roberta Oeser read from the Regulations inserting the recommended change:

To apply for consideration of a SUBDIVISION the applicant shall fill out the appropriate application (available at the Town Office) and submit it, together with all supporting documentation (as outlined in section V of these regulations) to the Board **prior to Noon (12:00PM)** not less than twenty-one (21) days prior to the scheduled meeting date.

To apply for consideration of a Site Plan Review the applicant shall fill out the appropriate application (available at the Town Office) and submit it, together with all supporting documentation (as outlined in section VI of these regulations) to the Board **prior to Noon (12:00PM)** not less than twenty-one (21) days prior to the scheduled meeting date.

Chairman Roberta Oeser said we will need to have a Public Hearing for this change.

MOTION: Max Geesey moved to amend the Site Plan Regulations, Section V.4 and the Subdivision Regulations, Section IV.4 by adding the words “prior to Noon (12:00PM)”. Bob Hamilton seconded the motion. **Vote: 7-0-0**

MOTION: Roberta Oeser moved to post the proposed changes to Site Plan and Subdivision Regulations (Sections V.4 and Section IV.4) to Public Hearing on September 2, 2025. Max Geesey seconded the motion. **Vote: 7-0-0**

Planning Office Report

1. Review of HB 577 on ADUs (Accessory Dwelling Units)

Roberta Oeser said that basically, the State is trying to remove Zoning from local control. It cannot be required any longer to get a Special Exception from the Zoning Board of Adjustment. The ADU process will go directly through the Building Dept. However, the State did allow municipalities to retain authority to require owner-occupancy of one unit. The Owner must certify that they are a full-

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time resident. They will still need a septic plan/proof that the system is adequate. Chairman Roberta Oeser said that we will need to amend our ordinance which will require a town vote.

Planning Director Al Bump said that

- It is now allowable to build a spec house with an ADU
- The size of the ADU is not to exceed 950 feet.
- can still allow one ADU per principal dwelling unit which can be either attached or detached.
- The biggest change is that no Special Exception is required.

Members discussed

- whether or not this will allow more than one ADU.
- In the Town of Rindge, only one ADU will be allowed.
- The language will need to be cleaned up when the ordinance is amended.
- What mechanism will be used to prove primary residence.
- The state is overruling the town's decisions.
- The 250 feet of frontage requirement for a lot.
- The shortage of housing in NH
- Septic loading/septic failures/requiring upgrades to septic
- PURDS, ADUs and density
- Keeping Rindge rural
- Common driveways, front and back lots
- Time for some Subcommittee meetings to work on this
- Subcommittee work to include input from the ZBA
- The negative effect of high-speed internet on keeping Rindge rural
- The ADU Ordinance will need to be re-written

Other Business

Map 6 Lot 14-1, Traven Development Major Site Plan amendment
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Chairman Roberta Oeser said that this is normally handled in the Planning Office. Roberta and Planning Director Al Bump will be signing a new mylar for this application which was originally approved September 6, 2022. The original approval was for an 11-unit condominium of 3 offices spaces and 8 residential units. What was actually built was a 10-unit condominium of 3 commercial spaces and 7 residential units on the same footprint as originally proposed.

Adjourned 8 PM

Respectfully submitted,
Planning office staff