

Meeting Minutes for
Public Meeting
September 2, 2025
CS, MO, BH, RO, MG, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
September 2, 2025

DATE: September 2, 2025 TYPE: Public Meeting/Hearing APPROVED: 10/7/2025

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

ROLL CALL ALTERNATES:

ABSENT: Joel Aho, Doug Seppala, Kelen Geiger

EX OFFICIO: Bob Hamilton

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES: none

OTHERS PRESENT: Paula and Russ Phillipi, Karl Pruter, Taewan An, Chang Sok Choz, Jacob Nero

Call to order and Pledge of Allegiance

Roll call by Chairperson

Appointment of alternates, if necessary

Announcements and Communications

Approval of Minutes

August 5, 2025

MOTION: Max Geesey moved to accept the minutes as presented. Curt Sauvola seconded the motion. **Vote: 5-0-0**

New Business/Public Hearings

CONSIDERATION OF an application for an Expedited Site Plan and a Conditional Use Permit submitted by Rodney D. Seppala for property located at 106 LaChance Drive, Tax Map 17 Lot 16 in the Res-Ag Zoning District. The applicant is seeking approval for a Short-Term Rental

A discussion took place regarding the absence of a septic system evaluation and the need for it as part of this application.

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Planning Director Al Bump said that he received a letter today from abutters Charles and Gwen Aquado, (which was distributed to Board members, and to be discussed during the public hearing).

Al Bump said that an email had been sent to Rodney Seppala on August 11, reminding him of our need for the septic system evaluation. There is also the question of where the septic system is located. Will renters be parking on the leach field?

Planning Director Al Bump said a lot of questions have come up over the last 24 hours and his recommendation is that the septic system evaluation is a necessary part of the application and not a condition of approval.

Bob Hamilton asked for the number of parking spaces or square footage for the parking area. Roberta Oeser said she believes there is a swimming pool on this property and that the septic tank is under the driveway.

Jacob Nero said he is here this evening to represent Rodney Seppala. This property was purchased in 1964, and no septic plan was provided at that time. Rodney does not have a plan to provide.

Chairman Roberta Oeser said that there is a plan downstairs in the building department that has more detail than the one Rodney has provided.

Chairman Roberta Oeser said that the zoning district is incorrect on the database. It is Residential not Res-Ag.

Background Information:

- 1) Mr. Rodney Seppala has submitted applications for an Expedited Site Plan and Conditional Use Permit for property located at 106 LaChance Drive, Rindge, NH, located in the Residential Zoning District.
- 2) The subject parcel, Map 17 Lot 16, has been used as a short-term rental in the past.
- 3) Planning Director Almyr L. Bump conducted a completeness review and determined that the applicant has provided the Planning Board with the information necessary except for the septic system evaluation to make an informed decision on this application.

MOTION: Bob Hamilton moved to accept the Expedited Site Plan and Conditional Use Permit applications for Tax Map 17, Lot 16 as substantially complete as presented except for septic system evaluation as needed. Max Geesey seconded the motion. **Vote: 5-0-0**

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

Regarding the Application:

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- 1) The proposed permitted location is on Lake Monomonac, approximately 1.4 acres.
- 2) Septic system evaluation has not been submitted to the Planning Office.
- 3) Location and total number of parking spaces identified on plan.
- 4) Trash storage identified on plan.

Chairman Roberta Oeser opened the public hearing.

MOTION: Roberta Oeser moved to continue this public hearing until 7:00PM on October 7, 2025. Max Geesey seconded the motion. **Vote: 5-0-0**

CONSIDERATION OF an application for an Expedited Site Plan and a Conditional Use Permit submitted by Choi. Chang Suk and An. Tae Wan for property located at 27 Blakeville Road, Tax Map 43 Lot 1-19 in the Residential Zoning District. The applicant is seeking approval for a Short Term Rental.

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

Background Information:

- 1) Mr. Chang Suk Choi has submitted applications for an Expedited Site Plan and Conditional Use Permit for property located at 27 Blakeville Road, Rindge, NH, located in the Residential Zoning District.
- 2) The subject parcel, Map 43 Lot 01-19, 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 Expedited Site Plan and Conditional Use Permit applications for Tax Map 43, Lot 01-19 as substantially complete as presented. Bob Hamilton seconded the motion. **Vote: 5-0-0**

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

Regarding the Application:

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- The proposed Site Plan is located on Contoocook Lake, approximately .88 acres.
- Septic system evaluation conducted on 28 March 2024. Determined to be in fair condition.
- Location and total number of parking spaces identified on plan.
- Trash storage identified on plan.

Chairman Roberta Oeser opened the public hearing.(7:38 pm)

Board members reviewed the septic report. Chairman Roberta Oeser said that the tax card should be part of this review in the future.

Karl Pruter asked if the septic is more than 30 feet from the stream. Karl said the lake has had issues with algae bloom as well as septic issues.

Karl Pruter said there has been a series of Airbnbs moving in and concerns within the Jowder's Cove Association members about private property being respected. Mr. Pruter said he had spoken with Mr. Choi. Chang Suk and was assured that their tenants would not be using the common property for commercial activity.

Bob Hamilton asked if there were No Trespassing signs posted. Karl Pruter said there are.

Chairman Roberta Oeser closed the public hearing.

Planning Director Al Bump read the following from the Planning office memo:

Recommendation:

I recommend approval of the Expedited Site Plan and Conditional Use Permit applications subject to the following conditions:

- 1) Annual Life and Safety inspections required.
- 2) Maximum occupancy is limited to up to three (3) people per bedroom.
- 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 plans.

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Chairman Roberta Oeser said that the motions need to be made separately as the Conditional Use Permit goes with the owner while the site plan is with the land. Chairman Roberta Oeser said that the Life Safety Inspection requirement goes with the conditional use permit.

Bob Hamilton asked if it is noted that there are three parking spaces on this property per the site plan. Mr. Chang Suk Choz said there are more than that but they have a rule to try to limit and not allow any more than four cars.

MOTION: Max Geesey moved to grant approval of the Expedited Site Plan of Tax Map 43, Lot 01-19 as presented with the four aforementioned conditions. Matt Olson seconded the motion.
Vote: 5-0-0

MOTION: Max Geesey moved to grant approval of the Conditional Use Permit to the present owner of Tax Map 43, Lot 01-19 as presented with the four aforementioned conditions. Bob Hamilton seconded the motion. **Vote: 5-0-0**

Public Hearing for amendments to Site Plan Review (Section V.4) and Subdivision Regulations (Section IV.4)

Chairman Roberta Oeser, under the authority of NH RSA 674:43 and NH RSA 676.4 opened the public hearing to amend the Site Plan and Subdivision Regulations.

There was no one from the public in attendance.

Chairman Roberta Oeser closed the public hearing.

MOTION: Roberta Oeser moved to adopt the regulation changes as posted, by adding the words “prior to Noon, 12:00PM” to both the Site Plan Regulations (Section V.4) and Subdivision Regulations (Section IV.4) Max Geesey seconded the motion. **Vote: 5-0-0**

Other Business

Chairman Roberta Oeser said she would like this Board to discuss some potential zoning changes.

Adjourned 8:25 PM

Respectfully submitted,
Planning office staff