

Meeting Minutes for
Public Meeting
October 7, 2025
CS, MO, BH, RO, MG, AB, JA, KG

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
October 7, 2025

DATE: October 7, 2025 TYPE: Public Meeting/Hearing APPROVED: Nov. 4, 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

ROLL CALL ALTERNATES: Kelen Geiger

ABSENT: Doug Seppala

EX OFFICIO: Bob Hamilton

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES: Kelen Geiger

OTHERS PRESENT: Troy Rich

Call to order and Pledge of Allegiance

Roll call by Chairperson

Appointment of alternates, if necessary

Announcements and Communications

Approval of Minutes

September 2, 2025

MOTION: Matt Olson moved to accept the minutes as presented. Curt Sauvola seconded the motion. **Vote: 5-0-2**

Old Business/Continued 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

Septic system evaluation was emailed to the planning office, but nobody was present to present findings.

Meeting Minutes for
Public Meeting
October 7, 2025
CS, MO, BH, RO, MG, AB, JA, KG

A discussion took place regarding the absence of a representative, and there were questions regarding the leach field as well as other aspects of the septic system evaluation. A written statement from one of the neighbors will be read into the record, once a representative is present.

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.

MOTION: Roberta Oeser moved to continue this public hearing until 7:00PM on November 4, 2025. Joel Aho seconded the motion. **Vote: 7-0-0**

New Business/Public Hearings

CONSIDERATION OF an application for a Technical Subdivision of property owned by Robert Stevens and Caroline Metz, 10 Drag Hill Road, Rindge, NH, Tax Map 10, Lot 4-4-1 and Richard and Rachael Weinhold, 22 Drag Hill Road, Rindge, NH at Tax Map 46 Lot 39 in the Residential Agricultural Zoning District. The applicants are seeking approval for a lot line adjustment..

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

Background Information:

- 1) Graz Engineering, LLC, on behalf of Richard and Rachel Weinhold and Robert Stevens and Caroline Metz, has submitted for approval a Technical Subdivision / Lot Line Adjustment of Tax Map 10 Lot 4-4-1 and Tax Map 46 Lot 39 located on Dragg Hill Road.
- 2) The subject parcels, Map 10 Lot 4-4-1 and Map 46 Lot 39 are currently 2.092 acres and 1.277 acres, respectively.
- 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
October 7, 2025
CS, MO, BH, RO, MG, AB, JA, KG

MOTION: Max Geesey moved to accept the Technical Subdivision application for Tax Map 10, Lot 4-4-1 and Tax Map 46 Lot 39 as substantially complete as presented. Matt Olson seconded the motion. **Vote: 7-0-0**

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

Regarding the Application:

- 1) The proposed technical subdivision is located in the Residential-Agricultural District.
- 2) The proposed technical subdivision is located on Dragg Hill Road.
- 3) Map 46 Lot 39 is a non-conforming lot.
- 4) The proposed Technical Subdivision will change the lots as follows:

| <i>Lot #:</i> | <i>Existing Size:</i> | <i>Parcel A:</i> | <i>New Size:</i> |
|----------------------|------------------------------|-------------------------|-------------------------|
| Map 10, Lot 4-4-1 | 2.092 acres | - 0.049 acres | 2.043 acres |
| Map 46, Lot 39 | 1.277 acres | + 0.049 acres | 1.327 acres |

Chairman Roberta Oeser opened the public hearing.

Discussion of the reason for the subdivision and whether the properties had sufficient frontage. Subdivision required to meet frontage requirements for new garage construction.

Chairman Roberta Oeser closed the public hearing.

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

Recommendation:

I recommend approval of this Technical 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.

Meeting Minutes for
Public Meeting
October 7, 2025
CS, MO, BH, RO, MG, AB, JA, KG

- 4) Approval by the Town of Rindge Planning Board in and of itself does not effectuate a change in lot line location. This approval recognizes that the lot configurations proposed are in conformance with the Town of Rindge Ordinances and Regulations or are otherwise accepted with non-conformances. The change in lot line location does not occur until such time as a deed transferring parcel "A" is recorded at the Cheshire County Registry of Deeds. A copy of the recorded deed must be submitted to the Town of Rindge Assessing Office.
- 5) 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 the Technical Subdivision of Tax Map 10, Lot 4-4-1 and Tax Map 46 Lot 39 as presented with the five aforementioned conditions. Joel Aho seconded the motion. **Vote: 7-0-0**

CONSIDERATION OF conceptual consultation by Phil Stenersen for Map 2 Lot 41-5A.

Phil Stenersen wants to subdivide into Business Light Industry and residential lots. Discussion on road requirements and possible lot usage.

Board recommended additions to the plan.

Other Business

1. Discussion on ADU ordinance changes in order to align with current state law. Board agreed with Planning Director changes and additions. Recommended that town attorney review and clarify some of the state language.
2. Brief budget discussion; currently proposed to stay level.

Adjourned 8:19 PM

Respectfully submitted,
Planning office staff