

Meeting Minutes for
Public Meeting
November 4, 2025
KG, DS, MO, BH, RO, JA, MG, CS, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
November 4, 2025

DATE: November 4, 2025, TYPE: Public Meeting/Hearing APPROVED:
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: Kelen Geiger

ABSENT:

EX OFFICIO: Bob Hamilton

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES: none

OTHERS PRESENT: Roni Hamilton, Jacob Nero

Call to order and Pledge of Allegiance

Roll call by Chairperson

Appointment of alternates, if necessary

Announcements and Communications

Chairman Roberta Oeser said that this meeting is being livestreamed by an alternate member of this Board.

Approval of Minutes:

October 7, 2025

MOTION: Bob Hamilton moved to approve the minutes as written. Matt Olson seconded the motion. **Vote: 6-0-1** Doug Seppala abstained.

Old Business/Continued Public Hearings

- 1. Continued from October 7, 2025:** 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 Residential Zoning District. The applicant is seeking approval for a Short Term Rental

Meeting Minutes for
Public Meeting
November 4, 2025
KG, DS, MO, BH, RO, JA, MG, CS, AB

Doug Seppala recused himself and left the planning table

Chairman Roberta Oeser appointed Kelen Geiger to sit for Doug.

Planning Director Al Bump provided the septic information (Inspections by Eric LLC) that has been provided by the applicant.

Chairman Roberta Oeser said that an abutters letter (from Charles and Gwen Aquadro ,dated September 1, 2025) has been sent to each member.

Chairman Roberta Oeser re-opened the public hearing.

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

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 to make an informed decision on this application.

Regarding the Application:

- 1) The proposed permitted location is on Lake Monomonac, approximately 1.4 acres.
- 2) Septic system evaluation has been submitted to the Planning Office.
- 3) Location and total number of parking spaces has been identified on plan.
- 4) Trash storage identified on plan.

Recommendation:

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

Meeting Minutes for
Public Meeting
November 4, 2025
KG, DS, MO, BH, RO, JA, MG, CS, AB

- 1) Submittal of septic system evaluation. (has been provided)
- 2) Annual Life and Safety inspections required.
- 3) Maximum occupancy is 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.
- 5) The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

Chairman Roberta Oeser read the abutter's letter into record:

To: Almyr L. Bump, Rindge Planning Director, Almyr L. Bump, 603-899-5181 Ext. 117
planningdirector@rindgenh.gov
Date: September 1 2025

From: Charles and Gwen Aquadro, owners of the abutting 108 LaChance Drive property (via email: CFA1@CORNELL.EDU, GSA8@CORNELL.EDU)

Regarding Planning Board Public Hearing on Tuesday, Sept 2, 2025, at 7:00 p.m. at the Town Office, 30 Payson Hill Road, Rindge, NH, concerning the application for an Expedited Site Plan and a Conditional Use Permit submitted by Rodney D. Seppala for property located at 106 LaChance Drive, Rindge, NH, Map 17, Lot 16, in the Residential District, requesting approval for a Short Term Rental.

We, Charles (Chip) and Gwen (Wendy) Aquadro own the abutting property at 108 LaChance Drive, Rindge, NH, Map 17, Lot 15. We have owned that property since 2010, and it was previously owned since the mid 1970s by Gwen Aquadro's parents, Calvin and Nancy Sholl.

We want our comments recorded and written into the minutes of this hearing. We are currently out of state and thus cannot be present in person to share our perspective and concerns regarding this Expedited Site Plan and a Conditional Use Permit and the request to continue as a short-term rental.

We wish to express our concern that approval to continue using this residence as a short-term rental (currently listed on Airbnb) will continue to add excessive traffic on the small sand private road (LaChance Drive) as well as parking problems and noise. The use of 106 LaChance has been for the last year and a half or so (and currently) as an Airbnb listed as 4 bedrooms (allowing for 12 occupants; and openings are listed now and for this coming year). This has led at times to as many as a dozen cars at the property, for which the actual parking lot is modest.

This section of LaChance Drive is also a single lane private sand road which is designed for the small number of property residents who have lived here for years.

Additionally, the only driveway access to 106 LaChance from LaChance Drive is across a section of our property (108 LaChance Drive) that we own that is a main section of our single driveway access to our home. Their property does have a right-of-way to that section of our drive, but additional car traffic on our section of that driveway used by them incurs

Meeting Minutes for
Public Meeting
November 4, 2025
KG, DS, MO, BH, RO, JA, MG, CS, AB

an increase in both traffic and wear and tear on the driveway. With 5 grandchildren between the ages of 5 and 9, safety is a concern with increased traffic on our driveway.

Noise has been a serious problem with renters numerous times this past year including one weekend rental with perhaps 10-12 cars and non-stop partying and music that disturbed a large number of the residents along this section of LaChance Drive through the night and into the next morning. We contacted the Rodney (who was out of town) and his local manager of the property was notified and came and stopped that party, which we appreciated. But it illustrates what has happened in the past noise and congestion-wise, and what we worry will happen again. This worry is magnified because the property is not owner-occupied when rentals are occurring.

In short, Airbnb short-term rentals results in a change to the culture of residential communities. Specifically, we now lock the doors to our house at night even when we are there, or even when we go out for a walk, as we don't know who is next door at 106 LaChance. Other neighbors have expressed similar concerns.

Board members discussed the following:.

- Jacob Nero representing Rodney Seppala said that Rodney is addressing the noise concerns by posting “House Rules” on their Bnb listing. Since then, they have not had any issues.
- Location of adequate parking/ number of cars.
- Trash pick up.
- Adequate septic
- Review of Conditional Use permit requirements
 - Life Safety Inspection
 - Number of Occupants
 - Notification of Septic Installation

MOTION: “Max Geesey moved to grant approval of the Expedited Site Plan for 106 LaChance Drive, Tax Map 17 Lot 16 as presented. Joel Aho seconded the motion. **Vote: 7-0-0**

MOTION: “Roberta Oeser moved to grant approval of the Conditional use Permit for the owner of Tax Map 17 Lot 16 at 106 LaChance Drive subject to the following :

1. Life Safety inspection
2. Maximum Occupancy of 12 (twelve)
3. Notification to the Town of a Septic Installation by April 2026

Joel Aho seconded the motion. **Vote: 7-0—0**

Doug Seppala returned to the planning table.

Other Business

Discussion: Drive Through windows:

Meeting Minutes for
Public Meeting
November 4, 2025
KG, DS, MO, BH, RO, JA, MG, CS, AB

Chairman Roberta Oeser spoke to the Board to consider limiting the number of drive-through windows.

Discussion: ADU Ordinance

Chairman Roberta Oeser provided the Board with some proposed changes to the ADU Ordinance to be in compliance with State changes which included:

1. No Special Exception can be required.
2. The ADU may be attached or detached
3. The gross living area has changed
4. Procedural requirements

This will need to go to public hearing on December 2, 2025.

MOTION: Roberta Oeser moved to post for public hearing the amendment to the Accessory Dwelling Unit ordinance for December 2, 2025 at 7:00 PM Max Geesey seconded the motion.

Vote: 7-0-0

Reports of Officers and Subcommittees

Chairman Roberta Oeser appointed Doug Seppala and Matt Olson to do a subcommittee for planning for potential back lots. To meet on November 12.

Adjourned 8:15 PM

Respectfully submitted,
Planning office staff