

Meeting Minutes for
Public Meeting
January 6, 2026
DS, MO, BH, RO, JA, MG, CS, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
January 6.2026

DATE: January 6, 2026, TYPE: Public Meeting/Hearing APPROVED: 2/3/2026

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

ABSENT: Kelen Geiger

EX OFFICIO: Bob Hamilton

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES: none

OTHERS PRESENT: Roni Hamilton, Jed Paquin, Sam Foisie, Tom Coneys, Russ Huntley

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:

November 4, 2025

December 2, 2025

MOTION: Joel Aho moved to approve the minutes from November 4, 2025 as written. Curt Sauvola seconded the motion. **Vote: 7-0-0.**

MOTION: Curt Sauvola moved to approve the minutes from December 2, 2025 as written. Robert Hamilton seconded the motion. **Vote: 4-0-3.**

New Business/Public Hearings

Roberta Oeser opened the public hearing.

Meeting Minutes for
Public Meeting
January 6, 2026
DS, MO, BH, RO, JA, MG, CS, AB

CONSIDERATION OF an application for a Minor Subdivision submitted by Paquin Land Surveying, PLLC, 1281 Main Street, Unit G, Dublin, NH 03444, on behalf of The Gary Niskala & Yvonne Niskala Rev. Tr. Of 2010, 293 Robbins Road, Rindge, NH 03461 for property located on Robbins Road, Tax Map 2 Lot 6 in the Residential-Agricultural Zoning District. The applicant is seeking approval for a 2 lot subdivision.

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

Background Information:

- 1) Paquin Land Surveying, PLLC, surveyor, on behalf of the Gary Niskala & Yvonne Niskala Revocable Trust, has submitted for approval of a Minor Subdivision of Tax Map 2 Lot 6, located on Robbins Road.
- 2) The subject parcel, Map 2 Lot 6 is currently 10.67 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.

Regarding the Application:

- 1) The proposed minor subdivision is located in the Residential-Agricultural District.
- 2) The proposed minor subdivision is located on Robbins Road.
- 3) Map 2, Lot 6 has a single-family residence. The foundation and well location are shown. Driveway and the septic system are shown.
- 4) State subdivision approval included with application.
- 5) The proposed Minor Subdivision will change the lots as follows:

<u>Lot #:</u>	<u>Area (sq. ft.):</u>	<u>Area (acres):</u>	<u>Frontage:</u>
Map 2, Lot 6-1	375,230 sq.ft.	8.61 acres	309.66 ft.
Map 2 Lot 6-2	89,540 sq.ft.	2.055 acres	250.76 ft.

Map 2, Lot 6 will no longer exist.

Meeting Minutes for
Public Meeting
January 6, 2026
DS, MO, BH, RO, JA, MG, CS, AB

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.

MOTION: Max Geesey moved to accept the Minor Subdivision application for Tax Map 2, Lot 6 as substantially complete as presented. Doug Seppala seconded the motion. **Vote: 7-0-0.**

Very brief discussion as to how straight forward this case was, and where a possible driveway would be located.

MOTION: Max Geesey moved to grant approval of this Minor Subdivision of Tax Map 2, Lot 6 as presented with the four aforementioned conditions. Joel Aho seconded the motion. **Vote: 7-0-0.**

Board members heard the following conceptual consultations:

Conceptual Consultation: Tim Halliday for a conceptual subdivision at Map 3 Lot 8-5-1. This is approximately 45.89 acres in the Residential Zoning District. The subdivision would create four building lots which would meet size and frontage requirements found in the ordinance.

Discussion centered on whether the private road met ordinance requirements for Life Safety response and drainage. Board advised on how to upgrade the road to bear potential traffic volume. Presented by Russ Huntley.

Conceptual Consultation: Samuel Foisie, P.E., Meridian Land Services, for Andrew & Nathan Turilli, a subdivision and commercial site plan at US RTE 202, Map 2 Lot 59-3-7. This is a 70.37 acre lot, in both Business Light Industry and Residential-Agricultural zoning districts.

Discussion on the scope of the project involving equipment and vehicle rental facility, the extent of wetlands and required buffers. Also, whether a residential development would be able to coexist with a light industrial facility. Discussion on how the project would be phased and advising Mr. Foisie to return with a design review before formal application for a site plan.

Meeting Minutes for
Public Meeting
January 6, 2026
DS, MO, BH, RO, JA, MG, CS, AB

Other Business

Discussion: Requirements to change from mixed use to single use in Gateway East District

Matt Olson sought board input on converting 2 planned commercial units to residential units at the Rindge Estates project (Thomas Road-Willow Lane).

Matt Olson presented his reasons for seeking change. Board members agreed that an all-residential unit project had merit and made sense, considering road restrictions and lack of interest from commercial entities. Potential concerns from current residents was also taken into account.

Matt Olson was advised to submit a variance application to the ZBA for a change of use to convert the final two commercial units to residential units.

Adjourned 8:18 PM

Respectfully submitted,
Planning office staff