

Meeting Minutes for
Public Meeting
March 17, 2026
DS, BH, MO, CS, JH, KG, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
March 17, 2026

DATE: March 17, 2026, TYPE: Public Meeting APPROVED: April 7, 2026
TIME 7:00 pm

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Doug Seppala, Bob Hamilton, Curt Sauvola, Matt Olson, Jenn Helsel, Kelen Geiger

ABSENT: Joel Aho, Max Geesey

EX OFFICIO: Bob Hamilton

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES: Kelen Geiger

OTHERS PRESENT: Judy Unger-Clark, Roniele Hamilton, Zach Beckmann, Tom Coneys

Matt Olson called the meeting to order.

MOTION: Matt Olson nominated Doug Seppala to run this meeting. Curt Sauvola seconded the motion. **Vote: 5-0-0**

Call to order and Pledge of Allegiance

Roll call by Chairman

Acting Chairman Doug Seppala welcomed Jenn Helsel as a newly elected member.

Appointment of Alternates

Matt Olson appointed Kelen Geiger to sit for Joel Aho.

Election of Officers

MOTION: Jenn Heilsel moved to table the election of officers until the next scheduled meeting. (April 7, 2026) Kelen Geiger seconded the motion. **Vote: 6-0-0**

Announcements and Communications

Planning Director Al Bump said that we have two applications for Short Term rentals and one application for a Minor Subdivision for next month's meeting.

Judy Unger-Clark requested that the Planning Board reconsider video-taping the meeting using the Town Hall Streaming application so that the meetings can be viewed by the public and not have to rely on an independent person.

Meeting Minutes for
Public Meeting
March 17, 2026
DS, BH, MO, CS, JH, KG, AB

Bob Hamilton said that this coming weekend is maple sugar weekend and local farms will be participating. This would be a great time to visit the farms.

Bob also said that the last meat raffle will be the first Saturday in April starting at 1:30PM at the Jaffrey American Legion.

Approval of Minutes:

1. February 3, 2026

Kelen Geiger said that Tom Coneys was not listed as present and he was live streaming that meeting.

MOTION: Bob Hamilton moved to accept the minutes. Curt Sauvola seconded the motion. **Vote: 6-0-0**

New Business/Public Hearings

1. Conceptual Consultation: Zach Beckmann regarding 65 Hilltop Drive, Tax Map 6 Lot 88. Possible subdivision on 21 acres.

Planning Director Al Bump provided the Board with back-up materials for this consultation which included copies of two variances from a similar case.

Zach Beckman addressed the Board. His grandmother is the owner of this property, and they are interested in subdividing a two-acre lot from this property.

Planning Director Al Bump

- distributed some deed language for the right of way and advised Mr. Beckmann to have a land attorney look at it
- said that Mr. Beckmann has been granted a Variance Case# 2025-10 from the ZBA (Zoning Board of Adjustment). This variance provided relief from Article V, Section B1 of the Zoning Ordinance. Planning Director Al Bump provided the Board with a copy of the variance as well as meeting minutes.
- provided copies of two variances (ZBA Case # 2025-11 and #2025-15) involving Kim Naresky who had a similar request for relief.
- said that Hilltop is a private road
- spoke to the frontage on Lord Brook of approximately 125 feet
- spoke to the need for a second variance from Article XIII, Section E of the Zoning Ordinance

Board members discussed

- the number of driveways off of Hilltop Drive
- the need to confirm that this is a grandfathered lot

Meeting Minutes for
Public Meeting
March 17, 2026
DS, BH, MO, CS, JH, KG, AB

- the need for a second variance (from Article III E)
- access from Lord Brook which is very steep.
- the location of the original right of way
- the language of the quit claim deed

Planning Director Al Bump advised Mr. Beckmann to speak to a lawyer about the Right of Way language. Matt Olson said that he should also confirm that this is a grandfathered lot.

Reports of Officers and Subcommittees

Matt Olson said that the Back Lot Subcommittee met last night (March 16, 2026) with David Drouin, Matt Olson, Doug Seppala and Kelen Geiger.

Members are in the process of reviewing the Back Lot warrant article from 2016 which failed by a large margin. They are considering frontage of 300 feet as well as no access via wetlands. They also discussed that the owner of the lot would have to reside on one of the lots (similar to ADU language). This subcommittee welcomes the public to attend.

Planning Office Report

1. Planning Director Al Bump said that he would like the Board to consider streamlining the Short-Term Rental application process. This will be discussed at the next meeting.
2. Review of Rules of Procedures

MOTION: Matt Olson moved to table the Review of Rules of Procedure until the April 7, 2026, meeting. Bob Hamilton seconded the motion. **Vote: 6-00**

MOTION: Bob Hamilton moved to adjourn. Jenn Helsel seconded the motion. **Vote: 6-00**

Adjourned 7:53 PM

Respectfully submitted,
Planning office staff