

Meeting Minutes for  
Public Meeting  
April 7, 2026  
KG, BH, MO, JA, JH, MG, AB

**PLANNING BOARD**  
**RINDGE, NEW HAMPSHIRE**  
**April 7, 2026**

**DATE: April 7, 2026, TYPE: Public Meeting/Hearing APPROVED:**  
**TIME 7:00 pm**

**CALL TO ORDER: 7:00 pm**

**ROLL CALL:** Kelen Geiger, Bob Hamilton, Matt Olson, Joel Aho, Max Geesey, Jennifer Helsel

**ABSENT:** Curt Sauvola, Doug Seppala

**EX OFFICIO:** Bob Hamilton

**PLANNING DIRECTOR:** Al Bump

**APPOINTMENT OF ALTERNATES:** Kelen Geiger for Doug Seppala

**OTHERS PRESENT:** Carl Hagstrom, Mike Whitehead, Mike Devlin, Roni Hamilton, Roberta Oeser, Maryann Harper, Jeff Burns, Dee Burns, John B. Hunt, Josh Joslyn, GRAZ Engineering

**Call to order and Pledge of Allegiance**

**Roll call by Chairperson**

**Election of Officers**

**MOTION:** Matt Olson moved to elect Joel Aho as Planning Board Chairman. Max Geesey seconded the motion. **Vote: 5-0-0**

**MOTION:** Matt Olson moved to elect Doug Seppala as Vice Chairman of the Planning Board. Max Geesey seconded the motion. **Vote: 5-0-0**

**Appointment of alternates**

Chairman Joel Aho appointed Kelen Geiger to sit for Doug Seppala.

Chairman Joel Aho said that the Board had received a letter of interest in serving as an alternate from Roberta Oeser.

**MOTION:** Jennifer Helsel moved to approve Roberta Oeser as an alternate. Joel Aho seconded the motion. **Vote: 6-0-0**

**Approval of Minutes:**

1. March 17, 2026

Meeting Minutes for  
Public Meeting  
April 7, 2026  
KG, BH, MO, JA, JH, MG, AB

**MOTION:** Jennifer Helsel made a motion to approve the minutes as written. Matt Olson seconded the motion. **Vote: 4-0-2** Joel and Max abstained.

**New Business/Public Hearings**

**1. CONSIDERATION OF** an application for an Expedited Site Plan and a Conditional Use Permit submitted by John B. and Lynda M. Hunt, 165 Sunridge Road, Rindge, NH 03461 for property located at 1000 Sauvola Drive, Tax Map 1 Lot 11-8 in the Residential-Agricultural Zoning District. The applicants are seeking approval for a Short-Term Rental.

Planning Director Al Bump distributed a Notice of Decision from ZBA Case 1039 from October 22, 2013 which outlined some agreements made as to the use of this property.

Planning Director Al Bump read the “Background Information” in to record from the March 23, 2026 Planning Office memo.

**MOTION:** Bob Hamilton made a motion to accept the Expedited Site Plan and Conditional Use applications for Tax Map 1, Lot 11-08 as substantially complete as presented. Max Geesey seconded the motion. **Vote: 6-0-0**

Planning Director Al Bump read in to record from the “March 23, 2026 Planning Office memo which included the four suggested conditions.

- 1) 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.
- 2) The applicant or applicant’s agent shall provide the Planning Office with an electronic copy of all approved plans.
- 3) Maximum occupancy is two (2) persons per bedroom.
- 4) Upon approval, a Life-Safety inspection must be performed as soon as possible and the Planning Office must be notified when complete.

*Chairman Joel Aho opened the public hearing.*

John Hunt questioned number 3 of the suggested conditions. He said he believed that the maximum occupancy is three persons per bedroom. Planning Director Al Bump agreed that three persons is correct.

*Chairman Joel Aho asked for questions from the Board. There were none.*

Meeting Minutes for  
Public Meeting  
April 7, 2026  
KG, BH, MO, JA, JH, MG, AB

*Chairman Joel Aho asked for questions from the audience. There were none.*

*Chairman Joel Aho closed the public hearings.*

**MOTION:** Max Geesey moved to grant approval of Expedited Site Plan and Conditional Use applications for Tax Map 1, Lot 11-08 as presented with the following four conditions.

1. 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.
2. The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.
3. Maximum occupancy is three (3) persons per bedroom.
4. Upon approval, a Life-Safety inspection must be performed as soon as possible and the Planning Office must be notified when complete.

Matt Olson seconded the motion. **Vote: 6-0-0**

John Hunt thanked the Board.

Chairman Joel Aho read the case before he Board.

2. **CONSIDERATION OF** an application for a Minor Subdivision submitted by GRAZ Engineering, 323 West Lake Road, Fitzwilliam NH 03447 on behalf of Kimberly Naresky, 32 McGregor Lane, Rindge NH 03461 for property located on 32 McGregor Lane at Tax Map 6 Lot 50-9 in the Residential-Agricultural Zoning District. The applicant is seeking approval for a 2 lot subdivision.

Planning Director Al Bump provided the Board with:

- An abutter's letter: Jeff and Dee Burns
- ZBA Variances/Minutes from August 26, 2025 and November 25, 2025

Planning Director Al Bump read into record from the Planning Office memo

**MOTION:** Bob Hamilton moved to accept the Minor Subdivision application for Tax Map 06, Lot 50-09 as substantially complete as presented. Jennifer Helsel seconded the motion. **Vote: 6-0-0**

*Chairman Joel Aho opened the public hearing.*

Meeting Minutes for  
Public Meeting  
April 7, 2026  
KG, BH, MO, JA, JH, MG, AB

Josh Joslyn from GRAZ Engineering presented the case before the Board. At present, this 41.666 acre lot has one house on it. This proposal will have 28.706 acres with the existing house and 12.953 acres with a proposed house on it. (may require a driveway easement to avoid a wetlands crossing).

Abutters Jeff and Dee Burns, 92 Hunt Hill Road, reviewed the plans and asked what guarantee they would have of the house location. Josh Joslyn said they cannot guarantee which of many locations they might choose. Jeff Burns said that they are concerned about losing their view of the mountain that would change the value of their property. They also have a swimming pool close to the property line. Jeff Burns said he also believes that the variance from the ZBA is flawed.

Jeff Burns read his letter into record. (See Agenda file 4/7/2026)

Josh Joslyn responded to Jeff's letter by stating that , due to wetlands and steep slopes, there is not much usable area which is why they chose the area they are proposing.

Chairman Joel Aho said that the Planning Board is not the Board to approve or amend a Variance. We do not have the authority to do so.

Roberta Oeser said that the only answer to protect the view would be to be granted a View Easement. Roberta said that she does not believe that the variance has been sufficiently granted. If you read the minutes, it does not grant a variance to create two non-conforming lots. The minutes say that this lot was created "pre-zoning" and that is not true. In 1974, Zoning required 150 feet of frontage. A Variance is needed to create two non-conforming lots.

Planning Director Al Bump said that, for the record, Kimberly Naresky would need another variance in order to create two non conforming lots with less than the required frontage. Roberta Oeser said she believes that is so.

Josh Joslyn of GRAZ Engineering said they were very clear with what they wanted to do and the ZBA advised them to apply for the two variances that have been approved.

A discussion took place regarding both ZBA Decisions including the possible need to involve Town Counsel.

A discussion took place between the Planning Board and Abutters Jeff and Dee Burns to address their concerns.

Planning Director Al Bump said that he does not believe that the Board has enough information to determine whether or not this subdivision can happen without input from Counsel and/or the ZBA . For that reason, Al Bump recommended that this hearing be continued.

Meeting Minutes for  
Public Meeting  
April 7, 2026  
KG, BH, MO, JA, JH, MG, AB

**MOTION:** Max Geesey moved to continue the public hearing for Tax Map 06, Lot 50-09 Minor Subdivision until May 5, 2026. Bob Hamilton seconded the motion. **Vote: 6-0-0**

**Reports of Officers and Subcommittees**

Matt Olson distributed a handout of the Back Lot Subcommittee's draft for Interior Lots. Matt asked members to review this to be discussed at the May meeting.

**Planning Office Report**

1. Review of Rules of Procedures

Planning Director Al Bump asked if anyone had any changes to the Rules of Procedure. There were no suggested changes.

2. Short Term Rental process

Planning Director Al Bump distributed a copy of an email from Alfred Wise who recently went through the STR process. Al Bump asked Board members to be prepared to discuss this at the May meeting.

**Other Business**

Planning Director Al Bump said that the Board had received an email from July Unger-Clark regarding live-streaming meetings. He distributed copies to those who needed them. A discussion took place.

Adjourned 8:38 PM

Respectfully submitted,  
Planning office staff