

Meeting Minutes for  
Public Meeting/Hearing

May 5, 2026

DS, BH, MO, CS, JH, KG, AB, JA, MG, AB

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
May 5, 2026**

**DATE: May 5, 2026, TYPE: Public Meeting/Hearing APPROVED: 6/2/2026**

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

**ROLL CALL MEMBERS:** Doug Seppala, Bob Hamilton, Matt Olson, Jenn Helsel, Kelen Geiger, Joel Aho, Max Geesey,

**ABSENT:** Curt Sauvola, Roberta Oeser

**EX OFFICIO:** Bob Hamilton

**PLANNING DIRECTOR:** Al Bump

**APPOINTMENT OF ALTERNATES:** Kelen Geiger for Curt Sauvola

**OTHERS PRESENT:** Keith Halloran, David Drouin, Kirk Stenersen, Josh Joslyn (GRAZ Engineering), Meghan O'Neil, Patricia Weber, Jason Gorman, Jed Paquin, Jeff Burns, Dee Burns, Andre Aho, Tom Coneys, Todd Arseneault

**Call to order and Pledge of Allegiance**

**Roll call by Chairperson**

**Appointment of alternates**

Kelen Geiger for Curt Sauvola

**Approval of Minutes:**

1. April 7, 2026

**MOTION:** Kelen Geiger moved to accept the minutes as written. Jenn Helsel seconded the motion.

**Vote: 6-0-1** Doug Seppala abstained.

**Old Business/Continued Public Hearings**

Chairman Joel Aho read the case before the Board.

1. **Continued from April 7, 2026: 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.

Josh Joslyn presented the case that is returning before the Board. This case was continued in order to seek input from Town Counsel regarding the necessary variances. Josh Joslyn said that Town

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Counsel was contacted and it appears that another variance is necessary from Article V, Section B of the Zoning Ordinance specifically allowing for the creation of a new lot that does not have adequate frontage. Josh Joslyn asked if that is the Board's interpretation.

Planning Director Al Bump read from Town Counsel's reply:

*... I reviewed Trevor's email and attachments. I understand now that the idea of a subdivision has been on the table from the beginning, and that the ZBA understood that when it granted the original variances. That said, I do not read the prior decisions as granting variance from frontage requirements for the second lot that will be created, so I do think that variance is also needed. This will help clarify the record going forward...*

*Chairman Joel Aho asked for comments from the Board or public. There were none.*

Chairman Joel Aho asked Planning Director Al Bump for to outline the next step.

Planning Director Al Bump said that if the Board decides to move forward with this, it would have to be a conditional approval subject to the granting of the variance.

Josh Joslyn of GRAZ Engineering said that today is the ZBA deadline, so they have submitted the variance application.

Kelen Geiger said she would like to see this go back to the ZBA and come back to the Planning Board. Doug Seppala said he would like to do a conditional approval. A discussion of the Board took place.

*Chairman Joel Aho closed the public hearing.*

**MOTION:** Doug Seppala moved to grant a conditional approval for this Minor Subdivision plan On Map 6 Lot 50-9. Max Geesey seconded the motion. **Vote: 5-2-0** Kelen and Jenn voted no.

**New Business/Public Hearings**

Chairman Joel Aho read the case before the Board.

- 1. CONSIDERATION OF** an application for an Expedited Site Plan and a Conditional Use Permit submitted by Patricia Weber 48 Blakeville Road, for property located at 48 Blakeville Road, Tax Map 43 Lot 1-22 in the Residential Zoning District. The applicant is seeking approval for a Short-Term Rental.

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**MOTION:** Bob Hamilton moved to accept the Expedited Site Plan and Conditional Use applications for Tax Map 43, Lot 1-22 as substantially complete as presented. Max Geesey seconded the motion. **Vote: 7-0-0**

Chairman Joel Aho read from the Planning Office memo. "Regarding the application".

Patricia Weber said that she rents her house for a couple of months in the summer to offset the expenses.

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

"I recommend approval of this Site Plan and Conditional Use Permit subject to the following 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."

Chairman Joel Aho asked for comments or questions from the Board or the public.

Jenn Helsel asked about parking of vehicles. Patricia Weber said there is off street parking.

Bob Hamilton asked about the septic system plan. Planning Director said it is in the file and all set.

Bob Hamilton asked how many bedrooms are in this home. Patricia said there are five bedrooms, but she has a maximum of 8 people to rent to.

Chairman Joel Aho closed the public hearing

**MOTION:** Max Geesey moved to grant approval of this Site Plan and Conditional Use Permit of Tax Map 43, Lot 1-22 as presented with the four aforementioned conditions. Doug Seppala seconded the motion. **Vote: 7-0-0**

Chairman Joel Aho read the case before the Board.

<p><b>CONSIDERATION OF</b> an application for a Technical Subdivision of property owned by Jason Gorman. PO Box 74 Rindge NH 03461 at Tax Map 16 Lot 7 and Keith D. Halloran, 72 Hubbard Hill</p>
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Road, Rindge, NH 03461 at Tax Map 16, Lot 1 in the Residential Zoning District. The applicants are seeking approval for a lot line adjustment.

Chairman Joel Aho read from the Planning office memo:

*Background Information:*

- 1) Paquin Land Surveying, PLLC, on behalf of Jason Gorman and Keith Halloran, has submitted for approval a Technical Subdivision / Lot Line Adjustment of Tax Map 16 Lot 7 and Tax Map 16 Lot 1 located on Hubbard Hill Road.
- 2) The subject parcels, Map 16 Lot 7 and Map 16 Lot 1 are currently 5.27 acres and 9.79 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.

**MOTION:** Bob Hamilton moved to accept the Technical Subdivision application for Tax Map 16, Lot 7 and Tax Map 16, Lot 1 as substantially complete as presented. Jenn Helsel seconded the motion. **Vote: 7-0-0**

Chairman Joel Aho read the following from the Planning Office memo:

*Regarding the Application:*

- The proposed technical subdivision is located in the Residential District.
- The proposed technical subdivision is located on Hubbard Hill Road.
- The proposed Technical Subdivision will change the lots as follows:

<u>Lot #:</u>	<u>Existing Size:</u>	<u>Parcel A:</u>	<u>Parcel B:</u>	<u>New Size:</u>
Map 16, Lot 7	5.27 acres	-.21 acres	+.21 acres	5.27 acres
Map 16, Lot 1	9.78 acres	+.21 acres	-.21 acres	9.78 acres

Jed Paquin presented the case before the Board. The purpose for this land exchange is to increase frontage to Map 16 Lot 7.

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

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***Recommendation:***

- I recommend approval of this Technical Subdivision subject to the following conditions:
- Monumentation (iron pins) shall be set at the new lot corners as required.
- All applicable governmental permits shall be obtained.
- 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.
- 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.
- The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

Chairman Joel Aho asked for comments from the audience.

Todd Arseneault, abutter said he has concerns about the flow of water if a house is put in. Jed Paquin said this is a technical subdivision only (lot line adjustment) and that next application would be where Mr. Arseneault should address his concerns.

*Chairman Joel Aho closed the public hearing.*

**MOTION:** Matt Olson moved to grant approval of this Technical Subdivision of Tax Map 16, Lot 7 and Tax Map 16, Lot 1 as presented with the five aforementioned conditions. Max Geesey seconded the motion. **Vote: 7-0-0**

Chairman Joel Aho read the case before the Board.

**2. CONSIDERATION OF** an application for a Minor Subdivision for property owned by Jason Gorman. PO Box 74 Rindge NH 03461 at Tax Map 16 Lot 7 in the Residential Zoning District. The applicant is seeking approval for a two-lot subdivision.

Chairman Joel Aho provided background information from the Planning Office Memo:

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**MOTION:** Doug Seppala moved to accept the Minor Subdivision application for Tax Map 16, Lot 7 as substantially complete as presented. Max Geesey seconded the motion. **Vote: 7-0-0**

Jed Paquin addressed the Board regarding Todd Arseneault's comments during the previous application. Jed said there is no development before us at this time, but this is intended to be a residential lot. Jed outlined where the water will run from this lot. (primarily to the west side of Mr. Arseneault's lot)

Chairman Joel Aho said that Al Bump spoke with Mike Cloutier regarding the location of the driveway which looks good although some trees will need to be removed.

Planning Director Al Bump provided the recommendations:

***Recommendation:***

I recommend approval of this Minor Subdivision subject to the following conditions:

- Monumentation (iron pins) shall be set at the new lot corners as required.
- All applicable governmental permits shall be obtained.
- 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.
- The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

*Chairman Joel Aho closed the public hearing.*

**MOTION:** Kelen Geiger moved to grant approval of this Minor Subdivision of Tax Map 16, Lot 7 as presented with the four aforementioned conditions. Matt Olson seconded the motion. **Vote: 7-0-0**

Chairman Joel Aho introduced the next case:

<p><b>CONSIDERATION OF</b> an application for a Major Subdivision submitted by Higher Design, PLLC, 38 Amalia Way, Rindge NH on behalf of Philip R. Stenersen 29 Rand Road, Rindge, NH for property located at Tax Map 2 Lot 41-5A, 29 Rand Road in the Business Light Industry Zoning District. The applicant is seeking approval for a 6-lot subdivision.</p>
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Background Information / Completeness:

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- 1) Philip R. Stenersen has submitted for approval an application for Major Subdivision of Map 2 Lot 41-5A into 6 single family residential lots.
- 2) The applicant is seeking two (2) waivers to Section VI.5.D- Appendix A- Table 1. Minimum Tangent Length (100 feet required), and Minimum Centerline Radii (200 feet required).

Planning Director Al Bump provided input from the DPW and the Fire Dept.

Discussion took place regarding the zoning of this parcel (Business Light Industry) and residential use.

Kirk Stenersen, representing Phil Stenersen, outlined the waiver requests. A discussion took place which included the pros and cons of granting these waivers from a safety perspective.

*Chairman Joel Aho asked for comments from the public.*

**MOTION:** Doug Seppala moved to grant Waiver 1 -Minimum Tangent Length for the major subdivision application of Map 2 Lot 41-5A Max Geesey seconded the motion. **Vote: 6-0-1** Bob Hamilton abstained.

**MOTION:** Doug Seppala moved to grant Waiver 2 -Minimum Centerline Radii for the major subdivision application of Map 2 Lot 41-5A Matt Olson seconded. **Vote: 3-1-3.** (Jenn voted No; Bob, Joel, Kelen abstained) Motion passed

Chairman Joel Aho provided information for this case from the Planning Office memo.

**MOTION:** Joel Aho moved to accept the application for a Major Subdivision at Tax Map 2 Lot 41-5A as substantially complete. Doug Seppala seconded the motion: **Vote: 7-0-0**

Chairman Joel Aho read the following from the Planning Office memo:

***Items requiring further Planning Board Discussion:***

- 1) The Planning Board should require engineering inspections for the construction of the roadway.
- 2) The Planning Board should consider if a third variance is required to build residential units within the Business Light Industry District.

Kirk Stenersen presented the case before the Board:

Planning Director Al Bump provided the following recommendations:

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**Recommendation:** If the Planning Board is satisfied that all issues and concerns have been addressed, I recommend the Planning Board consider the following conditions of approval of the Stenersen application for Major Subdivision:

- 1) All applicable governmental permits shall be obtained, which may include, but are not limited to:
  - a. NHDES Subdivision Approval for all proposed lots under 5 acres
- 2) Prior during and after recording of the decision, the applicant shall be made aware that any conditions placed on this Major Subdivision through other governmental or permitting agencies are hereby included in this approval.
- 3) The proposed roadway name requires approval from the Board of Selectman.
- 4) The project is subject to the Phased Development Ordinance and shall be phased such that occupancy permits will be granted in the following manner:

Year:	Number of Units:
1	3
2	3

- 5) Active and substantial development or building under RSA 674:39, relative to the 7-year exemption to regulations changes shall be 7 years from the date when all conditions precedent have been met. The applicant has 180 days to meet all conditions precedent, or the approval is null and void. The applicant may request an extension to this requirement with proper justification for an extension. Substantial completion within the development, required within 24 months of final approval per RSA 674:39, shall be the construction of the roadway with gravel, utilities and drainage in place.
- 6) No occupancy permits shall be granted until the base course of pavement is in place.
- 7) An inspecting engineer shall be chosen by the Planning Board and paid for by the applicant to ensure the roadway is built according to the plans and to town standards.
- 8) Applicant will establish an escrow account to pay for all required inspections.
- 9) The applicant shall provide a construction bond for the construction of the road for an amount to be calculated by the applicant and approved by the inspecting engineer and DPW director. The construction bond shall be in place prior to the issuance of any building permit.
- 10) The applicant shall provide the planning office with 4 paper copies and an electronic copy of final plans once all approvals have been obtained.

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NOTE: Conditions 1, 3, 4, 7, 8, 10 are conditions precedent.

A discussion took place regarding the need for a variance to allow for residential use in the Business-Light Industry zoning district.

Phil Stenersen asked the Board to consider using a different inspection engineer rather than one out of Keene which is costly. He suggested sending this out to bid. A discussion took place.

*Chairman Joel Aho closed the public hearing.*

**MOTION:** : Matt Olson moved to grant approval of the “Heidi’s Way” subdivision application on Tax Map 2 Lot 41-5A as presented with the 10 aforementioned conditions. Doug Seppala seconded the motion. **Vote: 7-0-0**

**Conceptual Consultation:** Alvah Reida III, for property located at 26 East Main Street, Tax Map 25 Lot 2 in the Village Zoning District

Alvah Reida III said that they are looking to subdivide their lot which will have less than 2 acres and less than the required frontage as well as a possible shared driveway. They may need three variances from the ZBA (Zoning Board of Adjustment) but are waiting for a survey to confirm frontage.

**Conceptual Consultation:** GRAZ Engineering on behalf of ATA Construction, for property located at Tax Map 37, Lot 15 (Emmas 321 Pub and Kitchen) in the Village Zoning District.

Josh Joslyn from GRAZ Engineering presented his case. He said that Andre wants to buy two buildings and create a separate lot which would be about a quarter acre. This is all on a shared septic on a different lot. There would be an access easement to the restaurant. Josh said that when this was approved in 2005, there was a condition of approval that Lots A,B,D, and E are to be considered one tax map. Josh asked the Board for clarification of this condition. A discussion took place about the possible need for one or more variances from the ZBA. Planning Director Almyr L. Bump said if Andre will submit a very specific question, he will contact Town Counsel.

**Conceptual Consultation:** GRAZ Engineering on behalf of ATA Construction, for property located at Tax Map 1, Lot 22-1 (Robbins Road) in the Residential-Agricultural Zoning District.

Josh Joslyn of GRAZ Engineering presented the plan. This lot is approximately 15.6 acres. It is a large hammer-head lot. They are interested in creating a 13.1 acre back lot with access through an existing Right of Way across lot 22. A discussion took place to refer this to the ZBA. There was discussion about the Right of Way which may or may not serve the new lot.

**Appointment of Alternate**

Kelen Gieger said that her term as alternate ends at the end of May.

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**MOTION:** Bob Hamilton moved to appoint Kelen Geiger as alternate for a three-year term. Jenn Helsel seconded the motion. **Vote: 6-0-1** Kelen abstained.

**Reports of Officers and Subcommittees**

DISCUSSION: Interior Lot Subcommittee

Matt Olson provided a handout from the subcommittee. Members discussed this and the need to keep it as concise as possible.

**Planning Office Report**

Short Term Rental Process

Planning Director Almyr L. Bump asked the Board to give him permission to condense the application process for Short Term Rentals. Bob Hamilton said that Max Vandervliet, (Town Administrator) is working on Short Term Rentals process as well.

**MOTION:** Joel Aho moved to condense the Expedited Site Plan and Conditional Use Permit applications into one application. Max Geesey seconded the motion. **Vote: 7-0-0**

Adjourned 10:22 PM

Respectfully submitted,  
Planning office staff