

Meeting Minutes for
Public Meeting/Hearing
June 2, 2026
BH, MO, CS, JH, KG, JA, MG, RO, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
June 2, 2026

DATE: June 2, 2026, **TYPE:** Public Meeting/Hearing **APPROVED:** 7/7/2026

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Bob Hamilton, Matt Olson, , Kelen Geiger, Joel Aho, Max Geesey, Curt Sauvola, Roberta Oeser (Jenn Helsel is on her way)

ABSENT: Doug Seppala,

EX OFFICIO: Bob Hamilton

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES: Roberta Oeser for Doug Seppala

OTHERS PRESENT: Jim Critser, Main Street, David Drouin, Kirk Stenersen, Roni Hamilton, Richard Mellor, Kale Stenersen, Daniel Aho, Al Lefebvre, Jonathan from TFMoran,

Call to order and Pledge of Allegiance

Roll call by Chairperson

Appointment of alternates: Roberta Oeser for Doug Seppala

Announcements and Communications

Approval of Minutes:

1. May 5, 2026

Chairman Joel Aho said that there was an error on page six of the minutes, third paragraph to replace “he has spoken” with “Planning Director Al Bump spoke”.

MOTION: Matt Olson moved to approve the minutes with the correction. Jenn Helsel seconded the motion. **Vote: 5-0-2**

New Business/Public Hearings

Chairman Joel Aho and Max Geesey recused themselves from the next consultation.

Meeting Minutes for
Public Meeting/Hearing

June 2, 2026

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

Conceptual Consultation: TFM Engineers on behalf of Boardwalk In Rindge Realty LLC for property located at Map 4 Lot 3-1 on NH Route 119 in the Residential-Agricultural Zoning District

Jonathan from TFMoran presented the case before the Board. He said this is a 242 acre parcel just north of the Massachusetts line. There is a logging road off of NH RT 119 where the proposed driveway will go. They met with the Rindge Conservation Commission due to wetlands on this site. They went before the Zoning Board of Adjustment (ZBA) for two Special Exceptions. (multi-family housing and impacting wetlands and wetlands buffer.) which they were granted last month.

They are proposing that the 242 acres be subdivided into 37 parcels containing 36 single family house lots and one multi-family lot which would house 16 units within four townhouse style buildings on a 36 acre parcel. Of the 242 acres, 40 acres are wetlands.

Board members and audience members weighed in with questions which included:

- Line of sight on driveway (will require NH DOT approval)
- Could cul de sac be connected? This would make snow removal much easier.
- Will multi family be condos or rentals? (unknown at this time)
- Has there been a traffic study? (no impact study at this time)
- Number of curb cuts (may be a second curb cut)
- The need for Public Water Supply versus wells (showing wells at this time)
- ConCom supported this plan and would like to see the larger lots remain wooded.
- There is a vernal pool on site.

The Board thanked Jonathan for his presentation.

Chairman Joel Aho introduced the next case before the Board.

CONSIDERATION OF an application for a Technical Subdivision of property owned by Gloria S. Marrotte, 394 Cathedral Road, Rindge NH at Tax Map 11 Lot 36 and East View Estates HOA, East View Common Land – Amalia Way, Rindge, NH at Tax Map 11 Lot 36-1-21 in the Residential Zoning District. The applicants are seeking approval for a lot line adjustment.

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

Background Information:

- 1) Huntley Survey and Design, PLLC, on behalf of Daniel and Gloria Marrotte and East View Estates Homeowners Association, has submitted for approval a Technical Subdivision / Lot Line Adjustment of Tax Map 11 Lot 36-1-21 and Tax Map 11 Lot 36 located on Cathedral Road.

Meeting Minutes for
Public Meeting/Hearing

June 2, 2026

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

- 2) The subject parcels, Map 11 Lot 36-1-21 and Map 11 Lot 36 are currently 1.299 acres and 15.169 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.

Matt Olson made a motion to accept this application as substantially complete. Robert Oeser objected. (Matt withdrew his motion).

Roberta Oeser said she is not sure that it is permissible to allow a change in the PURD, (Planned Unit Residential Development). Roberta said that the Town has a conservation easement on this property and were they notified? This would be a legal question and a public hearing would have to be held to amend a PURD plan.

Kirk Stenersen said this does not change the requirements of the PURD. There is still common land.

Board members weighed in on the land swap and the PURD and what the process might be. Perhaps legal counsel should be contacted to address the proper process.

Planning Director Al Bump said there is nothing in the ordinance that speaks to changing the PURD. Al Bump read from the NH Housing website which outlined possible procedures depending on the extent of the changes.

Bob Hamilton said that he has two questions for the Town Attorney.

- Is it permissible to allow a change to the PURD?
- Should the BOS have been notified?

MOTION: Roberta moved to continue this application until July 7, 2026 at 7:00PM. Matt Olson seconded the motion. **Vote: 7-0-0**

Chairman Joel Aho introduced the case before the Board:

CONSIDERATION OF an application for a Minor Subdivision for property owned by Gloria S. Marrotte, 394 Cathedral Road, Rindge NH at Tax Map 11 Lot 36 in the Residential Zoning District. The applicant is seeking approval for a two lot subdivision

MOTION: Roberta Oeser moved to continue until July 7, 2026 at 7:00PM the application for a Minor Subdivision for property owned by Gloria S. Marrotte, 394 Cathedral Road, Rindge NH at Tax Map 11 Lot 36. Max Geesey seconded the motion. **Vote 7:0-0**

DISCUSSION: Conservation Commission regarding new software (Rindge Natural Resource Mapper).

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Al Lefebvre, Rindge Conservation Commission, presented a software tool that ConCom is recommending. This is accessible from the Town of Rindge website on the ConCom page.

Reports of Officers and Subcommittees

Matt Olson, member of the Zoning Subcommittee, said that he would like to meet with ConCom regarding some potential changes to the 100 foot setback in the Wetlands Ordinance. The State setback is 75 feet.

Planning Office Report

Planning Director Al Bump said that things are quite busy in the planning office.

Adjourned 8:55 PM

Respectfully submitted,
Planning office staff