

Meeting Minutes for
Public Meeting/Hearing
July 7, 2026
BH, MO, CS, JH, KG, DS, MG, RO, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
July 7, 2026

DATE: July 7, 2026, **TYPE:** Public Meeting/Hearing **APPROVED:** 8/4/2026

CALL TO ORDER: 7:00 pm

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

ABSENT: Joel Aho

EX OFFICIO: Bob Hamilton

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES: Roberta Oeser for Joel Aho

OTHERS PRESENT: David Drouin, Loren Messina, Sherri Garlock, Pat Nicheltz, Matthew Lasorsa, Kale Stenersen, Tim Halliday, Jed Paquin

Public Meeting/Hearing

Vice Chairman Doug Seppala will serve as Chairman this evening as Joel Aho is absent.

Call to order and Pledge of Allegiance

Roll call by Chairperson

Appointment of alternates, if necessary

Roberta Oeser for Joel Aho

Announcements and Communications

Planning Director Al Bump said that there was a Voluntary Merger for Justin and Wendy Charles at 63 Amalia Way.

Approval of Minutes:

June 2, 2026

MOTION: Roberta Oeser moved to accept the minutes as presented. Curt Sauvola seconded the motion. Doug Seppala abstained. **Vote: 6-0-1**

Old Business/Continued Public Hearings

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1. **CONSIDERATION OF** an application for an Expedited Site Plan for property of East View Estates H.O.A., 61 Amalia Way, Rindge NH 03461 at Tax Map 11, Lot 36-1-21 in the Residential Zoning District. The applicant is seeking approval to adjust common land buffer due to equal area lot line adjustment and new PURD Regulations.

Planning Director Al Bump provided information from the Planning Dept. Memo.

MOTION: Max Geesey made a motion to accept the application for the Expedited Site Plan of Tax Map 11, lot 36-1-21 as substantially complete as presented. Matt Olson seconded the motion.

Vote: 7-0-0

Roberta Oeser said that since the information for both these cases is the same, would the Chairman like to discuss both cases at the same time. The board agreed.

Planning Direction Al Bump presented the second case and provided information from the Planning Dept. Memo.

2. **Continued from June 2, 2026: 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.

MOTION: Max Geesey made a motion to accept the application for the Technical Subdivision of Map 11, lot 36-1-21 and Tax Map 11, lot 36 as substantially complete as presented. Matt Olson seconded the motion. **Vote: 7-0-0**

Kale Stenersen presented the two cases before the Board. He also included discussion of the Minor Subdivision to be heard next.

Bob Hamilton said he had a question about the PURD which was approved in 2007. At that time, common land and open space was permanently protected with a conservation easement. How can we take land out if it is permanently protected? Kale Stenersen said that the land is still permanently protected and is registered as such at Cheshire County Registry of Deeds. Phil Stenersen said this will be protected but it will have a different owner. A discussion took place.

MOTION: Matt Olson made a motion to approve the application for the Expedited Site Plan of Tax Map 11, lot 36-1-21 as presented with conditions as follows:. Max Geesey seconded the motion.

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- 1) All applicable governmental permits shall be obtained.

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- 2) 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.
- 3) The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

MOTION: Matt Olson moved to grant approval of this Technical Subdivision of Tax Map 11, Lot 36-1-21 and Tax Map 11, Lot 36 as presented with the five conditions **Vote: 6-1-0**

- 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.
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3. Continued from June 2, 2026: 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.

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

MOTION: Jenn Helsel moved to accept the Minor Subdivision application for Tax Map 11, Lot 36 as substantially complete as presented. Curt Sauvola seconded the motion. **Vote: 7-0-0**

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Planning Director Al Bump provided the following:

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 11, Lot 36	564,854 sq.ft.	12.967 acres	250.00 ft.
Map 11 Lot 36-4	95,925 sq.ft.	2.202 acres	255.00 ft.

Kale Stenersen presented the plan before the Board.

Max Geesey read the following conditions from the Planning Office memo:

- 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.
- 5) Driveway easement shall be recorded for the existing lot.

Vice Chairman Doug Seppala closed the public hearing.

MOTION: Max Geesey moved to grant approval of this Minor Subdivision of Tax Map 11, Lot 36 as presented with the five aforementioned conditions. Jenn Helsel seconded the motion. **Vote: 7-0-0**

New Business/Public Hearings

Vice Chairman Doug Seppala introduced the case before the Board.

1. **CONSIDERATION OF** an application for a Technical Subdivision submitted by Timothy Halliday, 30 Hughgill Road, Rindge, NH 03461 for property located on Middle Winchendon Road, Tax Map 2 Lots 57-1, 57-2, and 46-2 in the Business-Light Industry Zoning District. The applicant is seeking approval for lot line adjustments.

Vice Chairman Doug Seppala appointed Kelen Geiger to sit for Matt Olson.

Planning Director Al Bump read from the Planning office memo.

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MOTION: Max Geesey moved to accept the Technical Subdivision application for Tax Map 2, Lot 46-2, Tax Map 2 Lot 57-1, and Tax Map 2, Lot 57-2 as substantially complete as presented. Curt Sauvola seconded the motion. **Vote: 7-0-0**

Tim Halliday presented the plan before the Board.

MOTION: Max Geesey moved to grant approval of this Technical Subdivision of Tax Map 2, Lot 46-2, Tax Map 2, Lot 57-1 and Tax Map 2, Lot 57-2 as presented with the five conditions. Curt Sauvola seconded the motion. **Vote: 7-0-0**

- 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) 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" and parcel "B" 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.
- 5) The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

Matt Olson recused himself and left the planning table.

1. **CONSIDERATION OF** an application for a Minor Subdivision submitted by Silver Lining Development, LLC, 29 Dianas Way, Rindge NH 03461 for property located on the east side of Forristall Road, Tax Map 2 Lot 61-2 in the Residential-Agricultural Zoning District. The applicant is seeking approval for a two lot subdivision.

Planning Director Al Bump provided background information from the Planning Office Memo.

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Roberta Oeser said when she looked at this plan, she realized that it does not have enough frontage for a subdivision. Roberta read the definition of frontage. She said if you don't have access it is not frontage. They would need to get a curb cut from NH DOT to have access and then frontage.

Jed Paquin spoke to the interpretation of "access". This lot does have "access" from Forristall Road.

A lengthy discussion took place surrounding the interpretation and definitions of "access" as well as "frontage". Roberta Oeser referred Jed Paquin to the Zoning Ordinance, Article V, B-1. Jed Paquin provided the Board with an email from September 1, 2021 which spoke to frontage.

MOTION: Bob Hamilton moved accept the Minor Subdivision application for Tax Map 2 lot 61-2 as substantially complete as presented. Kelen Geiger seconded the motion. **Vote: 5-1-0** Roberta voted No.

Discussion of frontage continued including the possible need for a variance for frontage as well as the Planning Board speaking to Town Counsel for a determination.

MOTION: Roberta Oeser moved to continue the Public Hearing for the Minor Subdivision at Tax Map 2 lot 61-2 until August 4, 2026 at 7:00PM. Bob Hamilton seconded the motion. **Vote: 6-0-0**

Vice Chairman Doug Seppala read the case before the Board.

2. **CONSIDERATION OF** an application for a Technical Subdivision submitted by Timothy S. and Anne M. Halliday Rev. Trust, 30 Hughgill Road, Rindge, NH 03461 for property located off Dolly Lane, Tax Map 3, Lot 8-6 in the Residential Zoning District. The applicants are seeking approval for a lot line adjustment

Planning Director Al Bump read from the Planning Office memo:

Background Information:

- 1) Huntley Survey & Design, PLLC, on behalf of TS & AM Halliday Revocable Trust has submitted for approval of a Technical Subdivision / Lot Line Adjustment of Tax Map 3 Lot 8-5-1 located on Dolly Lane.
- 2) The subject parcel, Map 3 Lot 8-5-1 is currently 37.082 acres.
- 3) Elimination of current lot line will create four parcels to be added to four lots created after major subdivision.
- 4) 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.

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Planning Director Al Bump said that all these changes have been presented on one plan which is very confusing to look at. It is however all there.

MOTION: Matt Olson moved to accept the Technical Subdivision application for Tax Map 3, Lot 8-5-1 as substantially complete as presented. Max Geesey seconded the motion. **Vote: 7-0-0**

Planning Director Al Bump provided some information from the Planning Dept Memo:

“The relocation of a property boundary line that involves the exchange of abutting land among two or more parcels without increasing the number of lots or creating new buildable lots. Such technical subdivision may not create a non-conforming lot and may not increase a non-conformity.”

Tim Halliday presented the plan before the Board.

MOTION: Matt Olson moved to approve the Technical Subdivision application for Tax Map 3, Lot 8-5-1 as presented.. Jenn Helsel seconded the motion. **Vote: 6-0-1** Bob Hamilton abstained.

Vice Chairman Doug Seppala read the case before the Board.

3. CONSIDERATION OF an application for a Major Subdivision submitted by Timothy S. and Anne M. Halliday Rev. Trust, 30 Hughgill Road, Rindge, NH 03461 for property located off Dolly Lane, Tax Map 3, Lot 8-5-1 in the Residential Zoning District. The applicants are seeking approval for a 5 lot subdivision.

Planning Director Al Bump provided information from the Planning Office memo

Background Information:

- 1) Huntley Survey & Design, PLLC, surveyor, on behalf of TS & AM Halliday Revocable Trust, has submitted for approval of a Major Subdivision of Tax Map 3 Lot 8-5-1, located on Dolly Lane.
- 2) The subject parcel, Map 3 Lot 8-5-1 is currently 45.9 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.

MOTION: Matt Olson moved to accept the Major Subdivision application for Tax Map 3, Lot 8-5-1 as substantially complete as presented. Max Geesey seconded the motion. **Vote: 7-0-0**

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

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Tim Halliday presented the case.

Discussion took place about the status of Dolly Lane as a road and the status of Sweet Miller Lane..

Vice Chairman Doug Seppala asked Planning Director Al Bump to reach out to Town Counsel regarding these roads and approving a subdivision. Who would maintain this road? Has the Fire Dept. weighed in on this?

MOTION: Roberta Oeser moved to continue this Public Hearing for the Major Subdivision of Tax Map 3, Lot 8-5-1 until August 4, 2026 at 7: PM. Max Geesey seconded the motion. **Vote: 7-0-0**

Vice Chairman Doug Seppala read the next case before the Board.

Max Geesey recused and left the Planning Table. Kelen Geiger appointed as an alternate.

CONSIDERATION OF an application for a Major Subdivision submitted by TF Moran Inc. on behalf of Boardwalk in Rindge Realty LLC, PO Box 54, Rindge NH 03461 for property located on NH Route 119. Tax Map 4 Lot 3-1 in the Residential-Agricultural Zoning District. The applicant is seeking approval for a 37 lot subdivision.

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

The Board must decide if this is a Development of Regional Impact.

MOTION: Matt Olson moved to accept the Boardwalk in Rindge Realty major subdivision application at Tax Map 4 Lot 3-1 as substantially complete. Bob Hamilton seconded the motion. **Vote: 7-0-0**

Tom from TF Moran presented the case before the Board. The subject parcel is 242.45 acres. Parcel will be subdivided into 37 units (36 single family lots, 1 multi-family lot supporting up to 16 units within 4 townhouse-style buildings.

Roberta Oeser said the first thing the Board needs to do is to decide about determining regional impact.

Planning Director Al Bump asked the Board to open their Ordinance notebooks to the Subdivision Regulations, page 17, Section VII, Criteria for determining Regional Impacts.

Board members and audience members/abutters discussed whether or not there would be a potential traffic impact to neighboring towns.

An abutter to this case said her lot lines as shown on the plan are not correct. Dan Aho spoke with her and she will return with more details.

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MOTION: Matt Olson moved to review the criteria to see if this is Regional Impact or not. Doug Seppala seconded the motion. **Vote: 7-0-0**

Kelen Geiger asked Planning Director Al Bump for clarification on the phasing schedule. She questioned why the multi-family unit was counted as one unit rather than 16 units.

Roberta Oeser said that a decision on Regional Impact must be made prior to opening the public hearing.

MOTION: Doug Seppala moved to take a vote on whether or not this has Regional Impact. Matt Olson seconded the motion: **Vote: 4-3-0**

Planning Director Al Bump said that he will send out courtesy notices this week.

Towns discussed were Winchendon, Ashburnham, Ashby, Southwest Regional Planning, and New Ipswich.

Dan Aho said that, in regards to the Phasing Schedule, this land has never been in current use. A discussion took place.

MOTION: Roberta Oeser moved to continue the public hearing for Map 4 Lot 3-1 (Boardwalk in Rindge) until August 4, 2026 at 7:00 PM Matt Olson seconded the motion. **Vote: 7-0-0**

Adjourned 9:55 PM

Respectfully submitted,
Planning office staff