

Meeting Minutes for
Public Meeting/Hearing
August 4, 2026
BH, MO, CS, JH, KG, MG, RO, BH, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
August 4, 2026

DATE: August 4, 2026,

TYPE: Public Meeting/Hearing

APPROVED: 9/1/2026

CALL TO ORDER: 7:00 pm

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

ABSENT: Doug Seppala

EX OFFICIO: Bob Hamilton

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES: Kelen Geiger to sit for Doug Seppala

OTHERS PRESENT: David Drouin, Daniel Aho, Anthony Aho, Geoff Woollacott, Larry Alvonez, Marcella Stevens, Eric Stevens, Tom Burns, Joshua Joslyn

Public Meeting/Hearing

Election of Officers for this meeting only

MOTION: Matt Olson moved to appoint Max Geesey as Chairman. Curt Sauvola seconded the motion. **Vote: 5-0-0**

MOTION: Max Geesey moved to appoint Matt Olson as Vice Chairman. Curt Sauvola seconded the motion. **Vote: 5-0-0**

Call to order and Pledge of Allegiance

Appointment of alternates, if necessary

Kelen Geiger to sit for Doug Seppala

Announcements and Communications

Planning Director Al Bump said that he had received an email from Joel Aho on July 21, 2026. Joel Aho resigned from Planning Board effective on July 21st.

Roll call by Chairperson

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Approval of Minutes:

July 7, 2026

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

Vote: 6-0-0

Old Business/Continued Public Hearings

Chairman Max Geesey introduced the case before the Board: Matt Olson recused and left the table.

Continued from July 7, 2026: 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 said that he heard back from Town Counsel regarding the Board's question on frontage. (email dated July 28, 2026)

1. *Given the language of the frontage definition in the zoning ordinance, it seems that frontage may be lacking since I cannot say whether or not the landowner has "a legal right of access" along 202. This definition is a bit unusual in that most communities define frontage as simply the length of lot along a Class V or better highway, and do not include a clause about having a legal right of access. It would be helpful to see how this definition has been interpreted in the past, if such information is available. Regardless, if the landowner can show that he does in fact have a legal right of access along 202 I think the frontage requirement would be satisfied.*

A discussion took place and it was determined that denying this case without prejudice would give the applicant time to contact the State regarding frontage/access.

MOTION: Max Geesey moved to deny this application without prejudice due to no access to Route 202. Jenn Helsel seconded the motion. **Vote: 5-0-0**

Chairman Max Geesey introduced the next case before the Board. Matt Olson returned to the table.

Continued from July 7, 2026 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.

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Planning Director Al Bump reviewed feedback that he had received from the Fire Chief regarding this project.

Planning Director read an excerpt from Town Counsel regarding frontage. (see file July 28, 2026, email)

“ The Planning Board should not accept and review a proposed subdivision on a private road since the Town’s definition of frontage requires what lots have frontage on a public highway that is maintained by the town or state. Generally, this would be a Class V highway. Thus, the lots that would be created would violate the zoning ordinance. The subdivision applicant should first apply to the ZBA for variances from the frontage requirement...”

Planning Director Al Bump said that he would like to point out that within the Subdivision Regulations for the Town of Rindge there is an exception for Class VI roads. However, Dolly Lane is not a Class VI Road but it is a right-of-way. Planning Director Al Bump referred the Board to NH RSA 674:41 which speaks to private roads as well as Section V I, paragraph 5 Section A of the Subdivision Regulations.

Tim Halliday presented his plans for a Major Subdivision. A discussion followed to include:

- Possible waiver for Road Standards,
- Drainage plans,
- Maintenance agreement.
- Road width for fire apparatus
- A possible site walk

MOTION: Matt Olson moved to continue this public hearing until September 1, 2026 at 7:00PM. Bob Hamilton seconded the motion. **Vote: 6-0-0**

The Board will be looking for a waiver request for Road Standards, a Drainage Plan, and a Maintenance Agreement.

Vice Chairman Matt Olson introduced the next case before the Board. Max Geesey recused himself and left the planning table.

Vice Chairman Matt Olson appointed Roberta Oeser to sit for Max Geesey on this case.

Continued from July 7, 2026 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.

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Planning Director Al Bump said that letters were sent out to the towns of Ashburnham and Ashby, as well as Southwest Regional Planning Commission.

Tom Burns of TF Moran presented the case before the Board.

Roberta Oeser said that the Town of Rindge has no regulations for condominiums and that is what this is going to be. Roberta said for that reason she is suggesting a Site Plan for the one lot that will be condos. As long as these are condos, they can be on one lot, if they are rental units, each building will need to be on one lot.

An abutter asked if the road would be installed all at once. The answer was yes.

David Drouin asked about the phasing process. With the housing shortage, will this be necessary? Roberta Oeser said that the Planning Board tried to amend this and the voters turned it down.

A discussion took place regarding numbering these lots. Dan Aho and his team will meet with assessors to discuss this.

Roberta Oeser read the suggested conditions of approval from the Planning Office memo:

- 1) Public utilities will be required to be extended along the proposed roadways.
- 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 Major Subdivision through other governmental or permitting agencies are hereby included in this approval.
- 4) The proposed roadway names require approval from the Board of Selectman.
- 5) This subdivision is subject to the Phased Development Ordinance. Based on 37 units and 20% per year for 5 years the applicant is allowed to construct 8 units for the first 2 years and 7 units in the final 3 years.

Year:	Number of Units:
1	8
2	8
3	7
4	7
5	7

- 6) 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.

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- 7) Applicant will establish an escrow account to pay for all required inspections.
- 8) 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 or other form of surety shall be in place prior to the issuance of any building permit.
- 9) No occupancy permits shall be granted until the base course of pavement is in place for the proposed development area and it shall be done in phases and the bond shall be in conjunction with the phase.
- 10) Active and substantial development or building under RSA 674:39, relative to the 5-year exemption to regulations changes shall be 5 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.
- 11) The applicant shall provide the planning office with 4 paper copies and an electronic copy of final plans once all approvals have been obtained.
- 12) Map 4 Lot 3-1-37 requires a Site Plan Review prior to development.

NOTE: Conditions 2, 4, 6, 7, 8, 11, 12 are conditions precedent.

MOTION: Curt Sauvola moved to grant approval of this major subdivision application for Tax Map 4 lot 3-1 presented with the twelve aforementioned conditions as edited. Matt Olson seconded the motion. **Vote: 6-0-0**

New Business/Public Hearings

Chairman Max Geesey introduced the next application before the Board.

1. **CONSIDERATION OF** an application for a Short Term Rental submitted by Eric and Marcella Stevens, 175 Fox Farm Road, New Ipswich, NH for property located at 23 Monomonac Terrace, Rindge, NH, Tax Map 13 Lot 27 in the Residential Zoning District. The applicants are seeking approval for a Short Term Rental.

Planning Director Al Bump provided information from the Planning office memo

MOTION: Max Geesey moved to accept the Expedited Site Plan and Conditional Use Permit application for Tax Map 13, Lot 27 as substantially complete as presented. Jenn Helsel seconded the motion **Vote: 6-0-0**

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Planning Director provided some background information.

Board members questioned the applicants about the septic capability.. .

MOTION: Matt Olson moved to grant approval of this Site Plan and Conditional use Permit of Tax Map 13, Lot 27 as presented with the five conditions. Jenn Helsel seconded the motion.

Vote: 5-0-1 Kelen abstained.

- 1) Location for trash storage identified on plan.
- 2) Annual Life and Safety inspections required and Planning Office to be notified when complete.
- 3) Maximum occupancy limited to three (3) people per bedroom.
- 4) 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.
- 5) The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

Chairman Max Geesey introduced the next case before the Board:

CONSIDERATION OF an application for a Technical Subdivision submitted by GRAZ Engineering on behalf of Old Dog LLC, PO Box 802, Rindge NH and ATA Real Estate Holdings LLC, 18 Bradford Street, #1, Rindge NH for property located at 377 US-202, Rindge Tax Map 37 lot 15 and 18 Bradford Street, Rindge, Tax Map 37 Lot 15-1 in the Village District. The applicants are seeking approval for a lot line adjustment.

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

MOTION: Matt Olson moved to accept the Technical Subdivision application for Tax Map 37, Lot 15 and Tax Map 37, Lot 15-1 as substantially complete as presented. Jenn Helsel seconded the motion. **Vote: 6-0-0**

Josh Joslyn of GRAZ Engineering presented the plan before the Board.

Roberta Oeser said she did a lot of research on this and provided some of these lots history. These lots were combined in the 1980s for "tax purposes only".

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Bob Hamilton asked if the entrance to Emma's will remain as it is. Josh Joslyn said that it will.

Matt Olson asked about this lot being made more non-conforming and/or having two separate dwellings on a single lot. A discussion took place.

A discussion took place regarding any future building and the possible need for Variances or Special Exceptions.

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

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

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" 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.
6. The remainder of lot B shall never be considered a second lot of record

MOTION: Matt Olson moved to grant approval of this Technical Subdivision of Tax Map 37, Lot 15 and Tax Map 37, Lot 15-1 as presented with the six aforementioned conditions. Bob Hamilton seconded the motion. **Vote: 6-0-0**

Chairman Max Geesey introduced the gentlemen from Tieger Realty.

DISCUSSION: Geoff Woolacott and Larry Alvarez for Tieger Realty Co., Inc.
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The question before the Board pertains to lots in Little Michigan with easements and three Rights of Way. He is looking for input from the Board on how best to clean up this deed with the intent to then sell it. What does the Town need?

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Board members discussed possible scenarios including getting a hardship from the ZBA for a Variance.

Subcommittees

Roberta Oeser outlined some items that need to be addressed. They include:

- Definition for frontage
- Law changes affecting private and class VI roads

Planning Director Al Bump said that the Board needs to prioritize her list and work on it. Bob Hamilton asked that Board members have a list prior to the next meeting.

Planning Office Report

Planning Director Al Bump said the next order of business is to elect a replacement for Joel Aho and elect officers.

MOTION: Matt Olson moved to elect Doug Seppala as Chairman. Max Geesey seconded the motion. **Vote: 6-0-0**

MOTION: Max Geesey moved to elect Matt Olson as Vice Chairman. Kelen Geiger seconded the motion. **Vote: 6-0-0**

Anthony Aho addressed the Board and expressed his interest in serving as a substitute for the remainder of Joel Aho's term (March 2027)

David Drouin asked if the public knew there was an opening on the Planning Board. Perhaps it should be advertised prior to appointing. Chairman Max Geesey asked for members to weigh in on whether or not they would like to vote now or wait to notice others.

Planning Director Al Bump said he would suggest the Board wait until he can post this on the website.

After some discussion, the Board decided to hold a separate meeting at 6:00 PM on September 1, 2026 followed by the regular meeting at 7:00 PM

Adjourned 9:40 PM

Respectfully submitted,
Planning office staff