

Meeting Minutes for
Public Hearing
March 5, 2024
KG, RC, BH, JA, JS, KM, RO

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
March 5, 2024

DATE: March 5, 2024 **TYPE:** Work Meeting **APPROVED:** 4/2/2024
TIME: 7:00 pm
CALL TO ORDER: 7:00 pm
ROLL CALL MEMBERS: Roberta Oeser, Bob Hamilton, Kim McCummings, Julie Sementa, Rob Chamberlain, Joel Aho
ROLL CALL ALTERNATES: Kelen Geiger
ABSENT: Katelyn Smith
EX OFFICIO: Bob Hamilton
PLANNING DIRECTOR: None
APPOINTMENT OF ALTERNATES: Kelen Geiger for Katelyn Smith
OTHERS PRESENT: none

Call to order and Pledge of Allegiance

Roll call by Chairperson

Announcements and Communications

Roberta Oeser said that the Candidate's Night is taking place as we meet and the election will be next Tuesday.

Kim McCumming said that she has had her first phone call regarding the Farmer's Market.

Julie Sementa said that the Advent Lutheran Church will be having their first sit-down meal on March 16, 2024, 4:30PM to 6:00PM for Irish stew.

Appointment of Alternates

Chairman Roberta Oeser appointed Kelen Geiger to sit for Katelyn Smith.

Approval of Minutes:

1. February 6, 2024

MOTION: Julie Sementa moved to approve the minutes as written. Robert Chamberlain seconded the motion. **Vote: 7-0-0**

Old Business/Continued Public Hearings

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| 1. Extension of time for conditions precedent for Map 2 Lot 46-1-1 PURD Falling Leaf Lane |
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Chairman Roberta Oeser said that this is the first time this Board has required the applicant to have met all conditions precedent within 180 days from date of approval. Roberta said we may want to consider a longer time frame. Chairman Roberta Oeser said that all the required permits have been applied for but have not yet been received. Roberta Oeser suggested a motion to extend this by two months.

MOTION: Julie Sementa moved to grant an extension of time for conditions precedent until May 2, 2024 for Map 2 Lot 46-1-1 PURD. Kim McCummings seconded the motion. **Vote: 7-0-0**

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| 2. Name change for subdivision from Falling Leaf Lane to Saybrook Drive (Matt Olson) Map 2 Lot 46-1-1 |
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Chairman Roberta said that the road name has been changed to Saybrook Drive. Bob Hamilton said this has been approved by the BOS.

Roberta Oeser said that Ashoryn LLC (Matt Olson) is the new owner of this PURD. (Map 2, Lot 46-1-1)

MOTION: Kim McCummings moved to change the name of the Falling Leaf Lane PURD to Saybrook Drive Map 2, Lot 46-1-1. Rob Chamberlain seconded the motion. **Vote: 7-0-0**

Chairman Roberta Oeser said that Matt Olson will need to supply the Planning Office with a new set of plans reflecting the change.

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| 3. Discussion /Permission for Performance Bond (surety), Saybrook Drive Map 2 Lot 46-1-1 |
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Roberta Oeser said that tomorrow, there will be a “Pre-construction” meeting on Saybrook Drive with Clough Harbour Associates (CHA). CHA will provide the amount needed for the surety. CHA will be charging \$22,000 for third part engineering and Matt Olson has been informed of this and will be providing us with a check to put into escrow to pay for these fees. Roberta Oeser said that we are using CHA for this process as we have used them in the past. We recently went through this process with the Mark Street subdivision while that engineer charged a lower fee, the process was not good. Roberta said she thinks that CHA will provide a much better process to protect the Town.

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| 4. Discussion and Permission for Performance Bond, Mark Street, Map 6 Lot 73 |
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Chairman Roberta Oeser said that this process has been going on for one year and two days. During that time, the applicant was providing a million dollar bond as the Town waited for the engineering firm to supply the requested bond reduction amount. Roberta said since she was elected, she has

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been calling Fieldstone to come out and supply this report and final checklist. This is now finally provided and the BOS has approved the reduction.

Planning Office Report

Chairman Roberta Oeser said that the Navian PURD (Map 4 Lot 23) has finally provided all required documents and is registered at CCRD (Cheshire County Registry of Deeds).

Bob Hamilton asked about the status of the Part Time Planning Director advertising. Bob said that perhaps the Ledger Transcript, and the Keene Sentinel. Rob Chamberlain suggested LinkedIn. Kelen Geiger asked if this was possible to do. Roberta Oeser said she is not familiar with the process but will talk with Susan. Kelen Geiger asked if the NHMA ad has been renewed. Roberta said this position has limited benefits which would include holiday, vacation and sick pay and might attract someone.

Other Business

Chairman Roberta Oeser said that she is very sad to see Julie Sementa and Katelyn Smith (in absentia) leave this Board and thanked Julie and Katelyn for their thoughtful service. The Board thanked Julie and Katelyn.

Adjourned 7:25 pm

Respectfully submitted,
Planning office staff