

Meeting Minutes  
March 1, 2022  
JS, KM, KS, JK HK, BH, JA

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
March 1, 2022**

**DATE:** March 1, 2022      **TYPE:** Public Hearing      **APPROVED:** 4/5/2022  
**TIME:** 7:00 pm  
**CALL TO ORDER:** 7:00pm  
**ROLL CALL MEMBERS:** Jonah Ketola, Kim McCummings, Holly Koski, Julie Sementa, Bob Hamilton, Katelyn Smith  
**ROLL CALL ALTERNATES:** Joel Aho  
**ABSENT:** Sam Bouchie, Robert Chamberlain  
**EX OFFICIO:** Bob Hamilton  
**PLANNING DIRECTOR:** none  
**APPOINTMENT OF ALTERNATES:** Joel Aho for Sam Bouchie  
**OTHERS PRESENT:** Roniele Hamilton

**Call to order and Pledge of Allegiance**

**Roll call by Chairperson**

**Appointment of alternates**

Joel Aho for Sam Bouchie

**Announcements and Communications**

Bob Hamilton said that elections will take place next week at the Rindge Memorial School from 7:00AM to 7:00PM

**Approval of Minutes:**

1. February 1, 2022

**MOTION:** Kim McCummings moved to accept the minutes as written. Holly Koski seconded the motion. Vote: 6-0-1 Joel Aho abstained.

**Old Business/Continued Public Hearings**

1. **CONTINUED FROM February 1, 2021: CONSIDERATION OF** an application for a Minor Subdivision submitted by Paquin Land Surveying on behalf of The Steven J. Norby Rev. Trust, dated January 14, 1988, Steve Norby, Trustee, 361 Middle Winchendon Road, Rindge, NH 03461 for property located at Middle Winchendon and Dale Farm Roads, Tax Map 2 Lot 52-1-2 in the Residential-Agricultural Zoning District. The applicant is seeking approval for a 2 lot subdivision.

Chairman Jonah Ketola said that Jed Paquin is not in attendance this evening. This application has been continued several times pending variances. Jonah Ketola said it is his understanding

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that this application has received approval for two variances. He asked Kim McCummings, clerk to the ZBA, to confirm this.

Kim McCummings said that at the ZBA meeting of February 22, 2022, two variances were approved for Map 2 Lot 52-1-2. ZBA Case #1180 is a variance to permit a residential driveway within 50 feet of wetlands; and ZBA Case #1181 will allow for the creation of a new building lot that does not have 250 feet of uninterrupted frontage.

Chairman Ketola read the following from the Planning office memo.

***Background Information:***

- 1) Paquin Land Surveying, PLLC on behalf of the Steven A. Norby Revocable Trust, Dated January 14, 1988, 361 Middle Winchendon Road, Rindge, NH 03461, has submitted for approval of a 2-lot subdivision of land located at Middle Winchendon Road and Dale Farm Road, known as Tax Map 2 Lot 52-1-2.
- 2) The Rindge Zoning Board of Adjustment at its' February 22<sup>nd</sup>, 2022 meeting granted a variance from Section 4G of the Wetlands Ordinance (Case #1180) to permit a residential driveway within 50 feet of the wetlands (as close as 14 feet).
- 3) The Rindge Zoning Board of Adjustment at its' February 22<sup>nd</sup>, 2022 meeting granted a variance from Article V, Section B.1 of the Zoning Ordinance (Case #1181) to permit a new building lot with 250 feet interrupted frontage. The frontage is in two segments, 119.09 feet on Middle Winchendon Road and 130.95 feet on Dale Farm Road, for a total of 250.04 feet of frontage.
- 4) With the granting of the variances the application is substantially complete and the Planning Board has the information necessary to make an informed decision on the application.

**MOTION:** Holly Koski moved to accept the Minor Subdivision application for Tax Map 2 Lot 52-1-2 as presented as substantially complete. Julie Sementa seconded the motion. **Vote: 7-0-0**

Chairman Jonah Ketola provided the following from the Planning Office Memo:

***Regarding the Application:***

- 1) The proposed minor subdivision is located in the Residential-Agricultural District.
- 2) There is no public infrastructure or utilities proposed.

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- 3) The existing parcel is 5.59 acres with two segments of frontage on Middle Winchendon Road (119.09 feet and 253.99 feet) and 543.86 feet of frontage on Dale Farm Road for a total of 916.94 feet of frontage.

- 4) The proposed lots are as follows:

<u>Lot#:</u>	<u>Area (sq. ft.):</u>	<u>Area (acres):</u>	<u>Frontage (ft.):</u>
52-1-2-1	117,400 sq. ft.	2.69 acres	666.90 ft.
52-1-2-2	126,300 sq. ft.	2.90 acres	250.04 ft.

- 5) The frontage for Lot 52-1-2-1 is 253.99 feet on Middle Winchendon Road and 412.91 feet on Dale Farm Road. The frontage for Lot 52-1-2-2 is interrupted frontage with 119.09 feet on Middle Winchendon Road and 130.95 feet on Dale Farm Road.
- 6) The existing house will remain with Lot 52-1-2-1 and Lot 52-1-2-2 is the parcel being subdivided off.
- 7) The existing lot will continue to be accessed from Dale Farm Road through its frontage. The proposed lot will also be accessed through its frontage on Dale Farm Road.
- 8) Both Lot #52-1-2-1 and Lot #52-1-2-2 are under 5 acres so New Hampshire Department of Environmental Services (NHDES) state subdivision approval is required for both of the lots.
- 9) A statement as to the compliance of the proposed lots with zoning requirements needs to be added to the plans as per section V.1.B.2 of the Subdivision Regulations.

Chairman Jonah Ketola pointed out the driveway locations on this plan as well as the proposed building area on the proposed lot.

Bob Hamilton asked the following:

- Have abutters been notified for this meeting? Jonah said, not for this specific meeting. This case was noticed back in November when it was first presented to the Board and has been continued at each public meeting since then. The process does not require that it be re-noticed for each continuance.
- Has ConCom been notified? Jonah Ketola said they had been and that they found this plan to be reasonable. Chairman Ketola read a letter dated 12/28/2021 from ConCom into record. (on file in the planning office)

*Chairman Jonah Ketola opened the public hearing. There were no public comments. Chairman Jonah Ketola closed the public hearing.*

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**MOTION:** Holly Koski moved to grant approval of this Minor Subdivision application for Tax Map 2 Lot 52-1-2 as presented with the following five (5) conditions. Joel Aho seconded the motion. **Vote: 7-0-0**

- 1) Monumentation (iron pins) shall be set at all new lot corners.
- 2) A statement as to the compliance of the proposed lots with zoning requirements needs to be added to the plans as per section V.1.B.2 of the Subdivision Regulations.
- 3) All applicable governmental permits shall be obtained, including but not limited to NHDES state subdivision approval.
- 4) 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.
- 5) The applicant or applicant's agent shall provide the Planning Office with an electronic copy (PDF) of the final approved plans.

**Reports of Officers and Subcommittees**

Chairman Jonah Ketola said that he had received notice from ConCom earlier today regarding the creation of the Wetlands Subcommittee. ConCom has chosen their two members and is asking the Planning Board for their members. Chairman Jonah Ketola said that Kelen Geiger was interested in serving as a citizen and interested Planning Board members would be Kim McCummings and Holly Koski. Chairman Jonah Ketola said that this committee would begin work after the elections.

Meeting Adjourned at 7:22 PM

Respectfully Submitted,  
Planning Office Staff