

Meeting Minutes  
April 5, 2022  
JK, SB, KM, KS, HK, JS, BH, JA, KS

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
April 5, 2022**

**DATE:** April 5, 2022 **TYPE:** Public Hearing **APPROVED:** 5-3-2022

**TIME:** 7:00 pm

**CALL TO ORDER:** 7:00pm

**ROLL CALL MEMBERS:** Jonah Ketola, Sam Bouchie, Kim McCummings, Holly Koski, Julie Sementa, Bob Hamilton, Katelyn Smith

**ROLL CALL ALTERNATES:** Joel Aho

**ABSENT:** Robert Chamberlain

**EX OFFICIO:** Bob Hamilton

**PLANNING DIRECTOR:** Kirk Stenersen

**APPOINTMENT OF ALTERNATES:** none

**OTHERS PRESENT:** Roniele Hamilton, Kelen Geiger, Ashley Saari, Kevin Delaney, Kevin Fadden (Industrial Communications), Shayna Galinat

**Pledge of Allegiance**

**ELECTION OF OFFICERS for 2022**

**MOTION:** Holly Koski nominated Jonah Ketola for Chairman. Sam Bouchie seconded the motion. **Vote: 7-0-0**

**MOTION:** Holly Koski nominated Sam Bouchie for Vice Chairman. Jonah Ketola seconded the motion. **Vote: 6-1-0** (Sam voted no)

**Roll call by Chairperson**

**Announcements and Communications**

Kim McCummings said that the Farmers and Crafters Market will open on the Thursday following Mother's Day and ends the Thursday before Columbus Day. This will be a long season and will take place at the West Rindge Common Park. Kim said applications have been flowing in.

**Approval of Minutes:**

1. March 1, 2022

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

**New Business/ Public Hearings**

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1. **Preliminary Conceptual Consultation** with Industrial Communications. Property of Reuben and Kristy Goddard at 25 Bemis Tavern Road, Tax Map 9 Lot 13-3 in the Residential-Agricultural Zoning District.

Kevin Fadden, Site Acquisition Specialist for Industrial Communications, introduced himself and said that they are here for an open, non-binding discussion. He said the property they are here to discuss is 25 Bemis Tavern Road which is a Class VI road. Reuben and Kristy Goddard live at this location which is 24.1 acres.

Mr. Fadden said that, with him this evening from the main office of Industrial Communications in Marshfield, Massachusetts are Kevin Delaney and Shayna Galinat. Industrial Communications also has an office in Dunbarton, New Hampshire.

Mr. Fadden said that they are here to discuss a Site Plan Review approval as well as approval under the Town of Rindge Telecommunications Facilities ordinance.

Mr. Fadden said that they currently have a project underway in Richmond, NH at 353 Richmond Road, which was a Christmas Tree Farm, as well as in Royalston Massachusetts on Warwick Road. In driving through these towns, they realized that there is a lack of coverage near the Fitzwilliam town line. At that point, they sent out letters to landowners within that area to see if anyone would be interested in having a tower. The Goddards responded and they have a long term lease proposed to the Goddards.

Mr. Fadden went on to explain that they would be coming off of Route 119; gaining permission from the Road Agent and the Board of Selectmen to utilize Bemis Tavern Road making improvements to about 800 feet of the town road and then turning into the property for about 700 feet to gain access to the compound which is a 100' x 100' with an 80' x 80' fence, six to eight feet high. Mr. Fadden said this is all shown on the plans. He said the utilities will be all underground and the fenced in area will be gravel. He said that they have already been in contact with the FAA regarding their regulations.

At this point, Mr. Fadden provided the Board with a set of plans for their perusal. He said that Industrial Communications builds these towers and then leases space to the major cell phone companies. He said this is about a 3 month construction period and they visit once a month to maintain the landscaping.

Bob Hamilton asked what the average tree canopy height was in this area. Mr. Fadden said that he is not sure as the area has been recently cut. He said he is aware that this is addressed in the ordinance and he needs to find out. He said, at this time, there are not a lot of trees out there, but said the pines are probably 60 to 80 feet. Bob Hamilton said the maximum in this town is 150 feet.

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Bob Hamilton also spoke to possibly floating a balloon at the site of this proposed location so that abutters and others would be able to view this location. If someone has a 150 foot tower between them and their view of Mount Monadnock, it could be offensive.

Board members asked about the following:

- Fall zones
- Additional accesses/driveways off of Bemis Tavern Road.
- Lighting on this or other towers and the impact to private planes. This is all regulated by the FAA.
- The distance this tower would be from other homes.
- Wetlands and distances from the tower would be undisturbed.
- Acreage owned by the state which was logged last year.
- Requirements as this is coming off of a Class VI road.
- Permission needed from Board of Selectmen/ Roadway Committee for any improvements to the road.
- Back-up generator would be required on the site and the time it would be running.
- The ordinance is very thorough although it was written in 2011 and prior to 5G.
- Height of an existing tower in town.

Mr. Fadden said that the Board members should feel free to contact Mr. Taylor in Richmond at the Christmas Tree Farm with any questions they may have. Mr. Taylor has been a Conservation Commission member for over 50 years.

Mr. Fadden and Planning Director Kirk Stenersen discussed the application and waiver process and requirements, as well as timelines.

Mr. Fadden thanked the Board for their time.

### **Reports of Officers and Subcommittees**

#### 1. Wetlands Committee Update

Planning Director Kirk Stenersen said he needs some input from the Planning Board as to how they would like this committee to operate. This is a subcommittee of the Planning Board. At this time, Richard Mellor and Fred Rogers are the two members from ConCom; Holly Koski and Kim McCummings are the two members from the Planning Board and Kelen Geiger is a citizen member of this committee. Does the Board want Planning Director Kirk Stenersen to facilitate this subcommittee? And if not, who will take care of the correspondence, updates, minutes, scheduling agendas, etc. for these meetings?

After some discussion, the following was determined:

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1. The purpose of this subcommittee is to bring ConCom and Planning together to determine why, after many years in agreement, there is a difference of opinion in the interpretation of the Wetlands Ordinance specific to the scope of grading and how much is allowed.
2. It was suggested to meet on the third Tuesday of each month at 7:00 PM in the selectmen's meeting room. The first meeting will be April 19, 2022.
3. Planning Director Kirk Stenersen will attend these meetings and facilitate.
4. Holly Koski will serve as Chair for this subcommittee.
5. The members of this committee are Holly Koski and Kim McCummings, Planning Board; Richard Mellor and Fred Rogers, ConCom; and Kelen Geiger, citizen.

**Planning Office Report**

1. Discussion regarding changes to NH RSA 675:7 and advertising in a local newspaper.

Changes have been made to noticing requirements whereby advertising in the newspaper is no longer a requirement. Planning Director Kirk Stenersen said that a segment of the population still uses the newspaper as their source of information. Planning Board members decided not to make any changes to noticing at this time.

Meeting Adjourned at 8:04 PM

Respectfully Submitted,  
Planning Office Staff