

Meeting Minutes  
June 2, 2020  
JK, DC, HK, JP, RO, KM, KS, KS

**PLANNING BOARD  
RINDGE, NEW HAMPSHIRE  
June 2, 2020**

**DATE: June 2, 2020 TYPE: Public Hearing APPROVED: July 7, 2020**

**TIME: 7:00 pm**

**CALL TO ORDER: 7:00 PM**

**ROLL CALL MEMBERS:** Dennis Casey, Kim McCummings, Holly Koski, Jason Paolino, Jonah Ketola

**ROLL CALL ALTERNATES:** Katelyn Smith

**ABSENT:** Cheves Walling

**EX OFFICIO:** Roberta Oeser

**PLANNING DIRECTOR:** Kirk Stenersen

**APPOINTMENT OF ALTERNATES:** Kaitlyn Smith for Sam Bouchie

**OTHERS PRESENT:** Virginia Bertram; Kenyon Bertram; Paul Grasewicz; Walter and Kaitlyn Geiss; Jeff and Deni Dickler; Judy Unger-Clark

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**Pledge of Allegiance and Call to order**

Chairman Jonah Ketola read the following Right-to-Know Law Meeting Checklist allowing conducting this meeting electronically in compliance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04.

**Roll Call:** Sam Bouchie, Roberta Oeser, Holly Koski, Kim McCummings, Jason Paolino, Katelyn Smith, Dennis Casey, Jonah Ketola

**Appointment of alternates:** Katelyn Smith for Sam Bouchie

**Approval of Minutes:**

1. April 21, 2020

**MOTION:** Roberta Oeser moved to amend the spelling of Deni Dickler's name from Denny to Deni and approve the minutes. Jason Paolino seconded the motion. **Roll Call Vote: 7-0-0**

**New Business/ Public Hearings**

1. **CONSIDERATION OF** an application for a Technical Subdivision submitted by Kenyon and Ashley R. Bertram, 209 Goddard Road, Rindge, NH 03461 and Kathleen P. VanDyke, 300 Goddard Road, Rindge, NH 03461 for property located on Goddard Road, Tax Map 3, Lots 41-3 and 43 in the Residential/Agricultural zoning district. The applicants are seeking approval for a lot line adjustment.

Planning Director Kirk Stenersen said that since he wrote the Planning Office memo, the applicant has provided the additional information as requested. Planning Director Kirk Stenersen read the

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following from the updated Planning Office memo.

***Background Information:***

- 1) Graz Engineering, LLC on behalf of Kenyon & Ashley Bertram and Kathleen VanDyke has submitted for approval of a Technical Subdivision / Lot Line Adjustment between Tax Map 3 Lot 41-3 and Tax Map 3 Lot 43.
- 2) The applicant has shown the existing well and septic system on Lot 41-3 as per section V.1.A. 2.f of the Subdivision Regulations.
- 3) The applicant has provided a waiver request letter from Section V.1.B.3 of the Subdivision Regulations for the property lines bearings and distances for the entirety of Lot 43. This would be a reasonable request in my opinion due to the large size of the lot.
- 4) The Planning Board has the information necessary to make an informed decision on the application. I recommend the Planning Board accept the application as complete and open the public hearing.

*Planning Director Kirk Stenersen put a copy of the plan on the screen for all to see.*

Chairman Jonah Ketola asked if there were any questions from the Board members as to completeness of the application. There we no questions from the Board.

**MOTION:** Roberta Oeser moved to grant the waiver request from Section V.1.B.3 of the Subdivision Regulations as requested and accept the Technical Subdivision application for Tax Map 3 Lot 41-3 and Tax 3 Lot 43 as substantially complete. Jason Paolino seconded the motion. **Roll Call Vote: 7-0-0**

Planning Director Kirk Stenersen provided the following from the Planning Office Memo:

- 1) The proposed technical subdivision is located in the Residential – Agricultural Zoning District.
- 2) The proposed technical subdivision is located off of Goddard Road.
- 3) There is no public infrastructure or utilities proposed.
- 4) Currently Tax Map 3 Lot 41-3 is 2.825 acres and has 255.23 feet of frontage on Goddard Road and Tax Map 3 Lot 43 is 79.6± acres and has 2,612± feet of frontage on Goddard Road. The applicant is proposing to adjust the lot lines between the two lots by transferring Parcel A

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which is 0.649 acres from Tax Map 3 Lot 43 to Tax Map 3 Lot 41-3. Tax Map 3 Lot 41-3 will become 3.474 acres with 255.23 feet of frontage on Goddard Road. Tax Map 3 Lot 43 will become 79.0± acres with 2,612± feet of frontage on Goddard Road.

Chairman Jonah Ketola asked the landowner or applicant to speak to this application. Paul Grasewicz said that after they created this lot several years ago, they realized that there were some trails going out to the backland on the other side of the pond. Paul Grasewicz said that Kenyon wanted to keep people from riding four wheelers by his house. By creating the lot, they cut this trail off. There is still access to the causeway and the land out back, but gives them a little more of a buffer there.

*Chairman Jonah Ketola asked for input from the Board. There were no questions. He then opened this up to the public for discussion.*

Judy Unger Clark asked if someone could speak to the trails. What are the trails?

- Paul Graserwicz said there were two trails out there. They start as one trail and then split off at Kenyon's property. There will still be a trail that goes out by the powerlines, it is just removing that little spur that went toward his property. Paul Grasewicz said it was basically a cart road, nothing too fancy.
- Roberta Oeser said the thing about trails on private property is that no one is allowed to trespass. Snowmobilers and four-wheelers think if there is a path, they are entitled to use it and it is private property. Unless it is a deeded right of way, they cannot use the property.
- Planning Director Kirk Stenersen said that currently, the trail comes across the power lines and it is supposed to go around the pond. Bob allowed people to use this trail. Kenyon wants the trail to go where it was initially.
- Kenyon Bertram said the reason they stopped using this trail is because he has two small children who play in his backyard and he doesn't want to worry about 4 wheelers and safety for his children. Kenyon said that the SnoMoles have access to the trail around the pond.
- Planning Director Kirk Stenersen said that, from a Planning Board objective, they are here this evening to hear an application for a lot line adjustment. The trails have no impact one way or another on this process.

*Chairman Jonah Ketola closed the public hearing.*

**MOTION:** Jason Paolino moved to recommend approval of this Technical Subdivision subject to the following five conditions:

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- 1) Monumentation (iron pins or drill holes as appropriate) shall be set at all new lot corners and angle points.
- 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.

Holly Koski seconded the motion. **Roll Call Vote: 7-0-0**

#### Planning Office Report

1. Discussion of Planning Secretary position

Planning Director Kirk Stenersen said that he is in process of meeting with a potential planning secretary to begin the transition.

2. Applications: There are no new applications at this time.

3. The Next Meeting: The next meeting will be on July 7th if we receive an application.

Adjourned: 7:31 PM