Meeting Minutes for
Public Meeting
September 1, 2026
KG, BH, MO, JH, MH, CS, DS, RO, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
September 1, 2026

DATE: September 1, 2026, TYPE: Public Meeting/Hearing APPROVED: 10/6/2026
TIME 7:00 pm
CALL TO ORDER: 7:00 pm
ROLL CALL: Kelen Geiger, Bob Hamilton, Matt Olson,, Jennifer Helsel, Curt Sauvola, Doug Seppala, Roberta Oeser, Maryann Harper
ABSENT: Max Geesey
EX OFFICIO: Bob Hamilton
PLANNING DIRECTOR: Al Bump
APPOINTMENT OF ALTERNATES: Kelen Geiger for Max Geesey
OTHERS PRESENT: David Drouin, Anthony Aho, Judy Unger-Clark, Larry Cleveland, Christine Buffinton, Keith Buffinton, Albert Lebvre, Jedidiah Paquin, Kirk Stenersen, Phil Stenersen, Tim Halliday, Tom Coneys

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Public Meeting/Hearing

Call to order and Pledge of Allegiance

Roll call by Chairperson

Appointment of alternates, if necessary

Chairman Doug Seppala appointed Kelen Geiger to sit for Max Geesey

Announcements and Communications

Bob Hamilton said that next Tuesday is the primary. Please get out and vote at the Rindge Memorial School.

Bob Hamilton said that the POOR meat raffle is coming up on October 3 and the Woman's Harvest Fair is September 26.

Bob Hamilton said that on Thursday, the Celebration of Life for Larry Harris is at the Cathedral of the Pines starting at 11:00 AM.

Approval of Minutes:

August 4, 2026

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MOTION: Matt Olson moved to accept the minutes as written. Jenn Helsel seconded the motion. **Vote: 5-0-2**

Old Business/Continued Public Hearings

Continued from August 4, 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.

Planning Director Al Bump said:

- Planning Board members have copies of the Waiver Requests. He referred them to the Subdivision Regulations, Appendix A, Section II, existing streets.
- A waiver would be needed from requiring a Homeowner's Association from people already living on this street.
- The surveyor has submitted new plans that separate the Technical Subdivision from the Major Subdivision.
- The Fire Chief and the Police Chief all weighed in on the condition of Dolly Lane and Sweet Miller Lane and found no major issues.

Chairman Doug Seppala opened the public hearing.

Tim Halliday said he has no intention of building on these lots. He said this is estate planning.

Tim also spoke to the Class VI Road waiver from the Building Dept. He said these roads exceed the Class VI Road requirements. They are very passable.

A discussion of the road and who might own it in the future took place.

Tom Coneys referred the Board to NH RSA 674:41 which speaks to building permits . Tom Coneys said this RSA has recently changed.

Chairman Doug Seppala closed the public hearing.

Matt Olson spoke to the waiver request. Is there a hardship to meet the regulations?

Planning Director Al Bump asked what would happen if this application was for a Minor Subdivision? Would the same standards be required?

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Board members discussed the two waiver requests
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MOTION: Matt Olson moved to deny both written waivers (The road waiver under Table One and the drainage waiver under the Appendix A1A) A hardship is not shown and the spirit of the Regulation is not met. . Curt Sauvola seconded the motion. **Vote: 5-0-2**

Board members and Tim Halliday discussed the ownership of the roads including Dolly Lane, Marina Way. Tim owns part but not all of these roads.

Chairman Doug Seppala said he needs clarification of what this road is.

Members discussed:

- Is this a Private Road or a Class VI road or a Right of Way?
- The statute refers to private roads that have come before the Planning Board on approved plans,
- Do the plans need to be researched and have a determination made?
- Does the Right of Way meet the definition of frontage?
- Will the Right to Pass and Repass allow for additional traffic to be added to it?

Tim Halliday agreed to allow the Board more than the 65 day requirement by continuing this case.

MOTION: Bob Hamilton moved to continue this public hearing until October 6, 2026 at 7:00 PM. Maryann Harper seconded the motion. **Vote: 7-0-0**

New Business/Public Hearings

Chairman Doug Seppala introduced the case before the Board.

CONSIDERATION OF an application for a Short Term Rental submitted by Keith Buffinton, 80 Gulfview Drive, Lewisburg, PA for property located at 46 LaChance Drive, Tax Map 14 Lot 43 in the Residential Zoning District. The applicant is seeking approval for an occasional short-term rental.

Planning Director Al Bump read from the Planning Office memo.

MOTION: Matt Olson moved to accept the Expedited Site Plan and Conditional Use Permit application for Tax Map 14, Lot 43 as substantially complete as presented. Jenn Helsel seconded the motion. **Vote: 7-0-0**

Planning Director Al Bump read from the Planning office memo:

Regarding the Application:

1) The proposed permitted location is on Lake Monomonac, approximately .75 acres.

2) Septic system was updated in 2021 to accommodate 4 bedrooms, with 1650 gallon tank and leach field, by Monadnock Septic Design.

3) Property accommodates at least 6 parking spaces, using driveway, grassy driveway circle, and garage.

4) Trash storage is located within the garage.

5) Exterior lighting plan included with the application.

6) Rental limited to persons known by the owner.

Recommendation:

I recommend approval of this Expedited Site Plan and Conditional Use Permit application subject to the following conditions:

1) Annual Life and Safety inspections required, and notification directed to the Planning Office once completed.

2) Maximum occupancy limited to up to three (3) people per bedroom.

3) 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.

4) The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

Board members discussed the following:

- Number of bedrooms on assessor database differs from Septic Plan

MOTION: Matt Olson moved to grant approval of this Expedited Site Plan and Conditional Use Permit of Tax Map 14, Lot 43 as presented with the four aforementioned conditions. Doug Seppala seconded the motion. **Vote: 6-0-1**

Chairman Doug Seppala introduced the next application:

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CONSIDERATION OF an application for a Minor Subdivision submitted by Paquin Land Surveyors on behalf of Glenn and Laura Hannu, 252 Bancroft Road, Rindge NH, for property located on Bancroft Road, Tax Map 8, Lot 37-2-1 in the Residential Agricultural Zoning District. The applicants are seeking approval for a two lot subdivision.

Planning Director Al Bump read from the Planning Office memo and the waiver request submitted by Jed Paquin..

Background Information:

1) Paquin Land Surveying, PLLC, surveyor, on behalf of Glenn & Laura Hannu, has submitted for approval of a Minor Subdivision of Tax Map 8 Lot 37-2-1, located on Bancroft Road.

2) The subject parcel, Map 8 Lot 37-2-1 is currently 21.84 acres.

3) A waiver request for Section V.1.A.2.b (Boundaries of the Entire Parcel) and Section V.2.B (Contours of the entire parcel) is included with the application.

4) Planning Director Almyr L. Bump conducted a completeness review and determined that the applicant has provided the Planning Board with the information necessary to make an informed decision on this application.

Board members discussed the Waiver Requests.

MOTION: Doug Seppala moved to accept the Minor Subdivision application for Tax Map 8, Lot 37-2-1 as substantially complete as presented and grant the waiver requests. Bob Hamilton seconded the motion. .**Vote: 7-0-0**

Jed Paquin presented the plan before the Board. He said that Bancroft Road is a Class V public way.

Planning Director Al Bump read from the Planning Office memo to include:

The proposed Minor Subdivision will change the lots as follows:

Lot #:	***Area (sq. ft.):***	***Area (acres):***	***Frontage:***
Map 8, Lot 37-2-1-1	864,010 sq.ft.	19.83 acres	446.90 ft.
Map 8, Lot 37-2-1-2	87,420 sq.ft.	2.01 acres	250.12 ft.

Map 8, Lot 37-2-1 will no longer exist.

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Recommendation:

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

- Monumentation (iron pins) shall be set at the new lot corners as required.
- All applicable governmental permits shall be obtained.
- 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.
- The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

MOTION: Doug Seppala moved to grant approval of this Minor Subdivision of Tax Map 8, Lot 37-2-1 as presented with the four aforementioned conditions. Matt Olson seconded the motion. **Vote: 7-0-0**

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Reports of Officers and Subcommittees

Board members and audience members discussed possible Ordinance changes for March 2027 warrant to include:

- Condominiums
- Article V conflict re: multi-family dwellings
- Gateway East Gasoline or service stations
- Wetlands to meet state statute for distance
- Interior lots

Chairman Doug Seppala read a letter from ConCom dated 9/2/2026 which referenced the report from LEC regarding the Town of Rindge Wetlands Ordinance. The Conservation Commission is seeking input from the Planning Board.. Board members discussed the difference between town and state setbacks and whether or not this is necessary in Rindge. .David Drouin, Chairman of the Conservation Commission read some excerpts from the report which is not in favor of reducing setbacks at this time..

Matt Olson presented an overview from the Interior Lot Subcommittee including a letter from ConCom outlining their questions and concerns. A discussion took place. Tom Coneys asked the Board to consider NH RSA 674:41 for frontage. Board members discussed how this change would be of benefit to the Town of Rindge. Judy Unger-Clark asked for clarity on how long this must be owner-occupied and how this is in keeping with the Master Plan?

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Planning Office Report

Kirk Stenersen, on behalf of Phil Stenersen, addressed the Board regarding the fees for Construction Inspections for the subdivision at 29 Rand Road.

Kirk Stenersen distributed handouts of NH RSA 676:14 II regarding inspections. He also distributed written quotes from CHA Engineering and GRAZ Engineering as well as a verbal quote from Ed Rogers. These quotes ranged from $24,000 to $7,000.

A discussion took place regarding the process for this and the need to find other quotes for these services.

Adjourned 10:05 PM

Respectfully submitted,
Planning office staff

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