Meeting Minutes for
Public Meeting/Hearing
October 6, 2026
KG, BH, MO, JH, MG, MH , RO, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
October 6, 2026

DATE: October 6, 2026 TYPE: Public Meeting/Hearing APPROVED:
TIME 7:00 pm
CALL TO ORDER 7:00 pm
ROLL CALL: Kelen Geiger, Bob Hamilton, Matt Olson, , Jennifer Helsel, Roberta Oeser, Max Geesey, Maryann Harper
ABSENT: Curt Sauvola, Doug Seppala
EX OFFICIO: Bob Hamilton
PLANNING DIRECTOR: Al Bump
APPOINTMENT OF ALTERNATES: Kelen Geiger for Doug Seppala and Roberta Oeser for Curt Sauvola
OTHERS PRESENT: David Drouin, Rick Vivianni, Tim Halliday, Phil Stenersen

---

Public Meeting/Hearing

Call to order and Pledge of Allegiance

Roll call by Chairperson

Appointment of alternates, if necessary

Kelen Geiger for Doug Seppala and Roberta Oeser for Curt Sauvola

Announcements and Communications

Bob Hamilton said that the elections are November 3, 2026

Approval of Minutes:

1. September 1, 2026 6:00 PM Meeting

MOTION: Maryann Harper moved to accept the minutes as written. Jenn Helsel seconded the motion. **Vote: 3-0-4**

2. September 1, 2026 7:00 PM Meeting

Maryann Harper said she was listed twice in the minutes: once in Roll Call and once in the Audience.

MOTION: Jenn Helsel moved to accept the minutes as corrected. Maryann Harper seconded the motion. **Vote: 5-0-2**

Old Business/Continued Public Hearings

Vice Chairman Matt Olson introduced the case before the Board:

1. **Continued from September 1, 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.

Tim Halliday said that he came before this Board back in January or February with a conceptual to see if the board thought he should come forward with this proposal. The Board gave him the "green light".

Tim provided the following :

- He has been granted State Subdivision approval for these lots.
- This is on a private road and other subdivisions have been approved on private roads.
- . Both the DPW and the Fire Chief reviewed this subdivision.
- This subdivision application meets the Town requirements for acreage, frontage, etc.
- His reason for this subdivision is estate planning, and he is willing to phase it

Vice Chairman Matt Olson opened the public hearing.

Board members discussed the application to include

- The width of the roads
- To protect future residents from drainage issues.
- Increased traffic
- Difference between the location of the road on the plan versus what is on the ground
- Map 13 Lot 16 is missing a boundary on the plan.
- Are there other subdivisions that may have been approved on private roads?
- Difference in requirements between major and minor subdivisions
- Legal definition of frontage issue

Planning Director Al Bump said that he had spoken with the Fire Chief and there is no room to turn trucks around.

Vice Chairman Matt Olson asked Tim Halliday what he would like to do? Board members weighed in on what they would need to see to approve this application. Tim Halliday said he would withdraw his application.

Reports of Officers and Subcommittees

1. Possible Ordinance changes for March 2027 warrant

Roberta Oeser suggested that the Board meet on October 20th for a work meeting

Planning Director Al Bump provided the board with handouts to include:

1. Condominiums
2. Wetlands changes
3. Housing
4. Draft ordinance for interior lots
5. Impact Fee ordinance

Board members spoke to Impact Fees. Planning Director Al Bump said that the CIP committee has tried the last two years to get on the ballot for capital equipment for the DPW, the Police and Fire Depts and there is just no money.

Maryann Harper asked the Board to be guided by the Master Plan when considering these changes.

The Board will meet at 7:00 PM on Tuesday October 20th.

Planning Office Report

Planning Director Al Bump said that our November meeting scheduled falls on Election Day. He suggested changing the November meeting to November 10th.

Planning Director Al Bump said that it is Budget season. He reviewed his suggested requests for FY 2027.

Other Business

Phil Stenersen asked where the Board stands on his inspections for Tax Map 2 Lot 41-5A.
Planning Director Al Bump said that he received two unsolicited quotes today and he has not read them yet. He has not yet heard from the other firms.

Vice Chairman Matt Olson said that it would be good to wait until the next meeting to allow time for the other quotes to be received.

Adjourned 8:20 PM

Respectfully submitted,
Planning office staff