

Meeting Minutes for
Public Meeting/Public Hearing
February 4, 2025
KG, TC, JA, RO, RC, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
February 4, 2025

DATE: February 4,, 2025

TYPE: Public Meeting

APPROVED: 2/18/2025

TIME 7:00 pm

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Roberta Oeser, Joel Aho, Tom Coneys, Rob Chamberlain,

ROLL CALL ALTERNATES: Kelen Geiger

ABSENT: Kim McCummings, Max Geesey, Doug Seppala

EX OFFICIO: Tom Coneys

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES: Kelen to sit for Doug

OTHERS PRESENT: Mark Hower, Matt Olson, Larry Cleveland, Trevor Fletcher

Call to order and Pledge of Allegiance

Roll call by Chairperson

Appointment of alternates, if necessary

Kelen Geiger to sit for Doug Seppala

Announcements and Communications

Chairman Roberta Oeser said that this meeting is being video taped as well as live streamed.

Chairman Roberta Oeser thanked Rob Chamberlain and Kim McCumming for their service to this Board.

Chairman Roberta Oeser said that the Jaffrey Rindge School Deliberative Session is tomorrow at 6:30 PM at the Rindge Memorial School.

Approval of Minutes:

1. January 7, 2025

MOTION: Tom Coneys made a motion to accept the minutes of January 7, 2025. Kelen Geiger seconded the motion. **Vote: 4-0-1 (Rob abstained)**

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2. Site Walk – January 14, 2025

Kelen Geiger said she could not hear a lot at the Site Walk. She did not see the cul de sac nor any of the properties on one side. Roberta Oeser said that the wind made it very difficult to hear and the extreme cold made it quite unpleasant.

MOTION: Tom Coneys made a motion to accept the minutes as written. Joel Aho seconded the motion. **Vote: 3-0-2 Kelen and Rob abstained.**

Old Business/Continued Public Hearings

1. **Continued from January 14, 2025: CONSIDERATION OF** an application for a Major Subdivision submitted by GRAZ Engineering, LLC, 323 West Lake Road, Fitzwilliam NH 03447, on behalf of Ashoryn, LLC, PO Box 283, Rindge, NH 03461, for property located at Tax Map 2, Lot 46-1-1 on Dale Farm Road and Knight Lane, in the Business-Light Industry and Residential-Agricultural Zoning Districts. The applicant is seeking approval for a 15-lot subdivision.

Chairman Roberta Oeser said that Trevor Fletcher of GRAZ Engineering has a new plan set, revised on February 4, 2025. Roberta said these should have been delivered at least a week prior to this meeting to allow time for the Planning Director to review the changes and provide the Board with comments.

Planning Director Al Bump said that he had received an email from Con Com dated January 19, 2025, stating that they had no new issues with the plans as presented.

Trevor Fletcher distributed two revised plan pages to address issues from the January 7, 2025, meeting. He asked Roberta for clarification of why the hearing was continued. Roberta Oeser said that there were things missing from the original plan which included the pull off and the need to check with the Fire Chief about the adequacy of the new cistern. Trevor pointed out changes on the revised plans that addressed the NH DES concerns as well.

Kelen Geiger had some questions and concerns:

- The wetland study was done in November of 2022 which was a drought year. Will there be more run off?
- Will the cul de sac (or turnaround) be moved? Is it right up against the road?
- What about Knight Lane and the amount of traffic?
- Will each lot have its own well and septic (Trevor said yes)
- There are drainage easements that may be a cause for concern. A discussion took place.
- Kelen would like copies of the new plan to review.
- Are the previous ZBA approvals still valid? Roberta said they are still active.

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Tom Coneys asked about the size of the drainage pipe (12”) that are shown on the plan.

Trevor Fletcher said that they are confident with the job they have done to avoid the wetlands both through NH DES and NH AoT.

Chairman Roberta Oeser said that CHA (Clough Harbour) will be reviewing all the road construction.

Chairman Roberta Oeser said that this will need to be continued to allow for time to review these new plans. Roberta asked how the Board felt about having a meeting in two weeks to work on the Site Plan Regulations for short-term rentals.

MOTION: Roberta Oeser moved to continue this public hearing until February 18, 2025 at 7:00 PM. Robert Chamberlain seconded the motion. **Vote: 5-0-0**

Adjourned: 7:35 PM

Respectfully submitted,
Planning office staff