

Meeting Minutes for
Public Meeting/Public Hearing
March 18, 2025
KG, JA, CS, MO, TC, RO, MG, DS, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
March 18, 2025

DATE: March 18, 2025

TYPE: Public Meeting

APPROVED: 4/1/2025

TIME 7:00 pm

CALL TO ORDER: 7:00 pm

ROLL CALL MEMBERS: Roberta Oeser, Joel Aho, Doug Seppala , Tom Coneys, Max Geesey, Curt Sauvola, Matt Olson

ROLL CALL ALTERNATES: Kelen Geiger

ABSENT:

EX OFFICIO: Tom Coneys

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES:

OTHERS PRESENT: Nathan Greene, Hannah Bissex, Jason Hill, TF Moran

Call to order and Pledge of Allegiance

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

Chairman Roberta Oeser welcomed the newly elected Board members.

Roll call by Chairperson

Announcements and Communications

Planning Director Al Bump said that at the end of this meeting, he will be distributing the updated ordinances per the election. Chairman Roberta Oeser said that all articles except for No. 7 passed. (the proposed phasing schedule)

Approval of Minutes:

1. February 18, 2025

MOTION: Joel Aho moved to approve the minutes as written. Doug Seppala seconded the motion.

Vote: 3-0-4 (voting Yes were Roberta, Doug, Joel- Abstaining were Matt, Curt, Tom and Max)

Old Business

1. Site Plan Review Amendments

Chairman Roberta Oeser said she has sent out the proposed changes. These are marked in blue. The areas highlighted in yellow are those items that will be required for Short Term Rentals. This will simplify the process by doing a checklist in the planning office of what will be needed. Chairman

Meeting Minutes for
Public Meeting/Public Hearing
March 18, 2025
KG, JA, CS, MO, TC, RO, MG, DS, AB

Roberta Oeser said we also need to post this for a public hearing once we have reviewed and agreed to the changes

The Board discussed page 9 , item J. which proposes to require a certified “as built” plan prior the issuance of a building permit. Chairman Roberta Oeser said we need to discuss this with Rick Donovan and the building department. After some discussion, it was determined that “building permit” should be changed to “occupancy permit”.

On page 11, under 2.A.2 wording regarding NH DES septic approvals has been amended.

MOTION: Chairman Roberta Oeser made a motion to post the Site Plan Review amendments to Public Hearing on April 15, 2025 at 7:00 PM. Max Geesey seconded the motion. **Vote: 7-0-0**

New Business

1. **Conceptual Consultation for Map 6, Lot 17-2, 2.66 acres in the Gateway Central District.**

Jason Hill from TF Moran presented his plan before the board. This is located at the intersection of NH RT 119 and RT 202 in the Gateway Central District. They are proposing a plan to put in a Wendy’s drive-through with another fast casual or quick service restaurant (with seating) .

Chairman Roberta Oeser asked about how many seats. Jason Hill said he was not sure yet but normally Wendy’s is 30 or less. . Roberta said the septic lot loading may be a problem. Jason Hill said there will be a shared septic with a grease trap and a new well to create a community water system. Jason said there is a pond on the abutting lot. There will probably be some grading needed in this area. Roberta Oeser said that Con Com would need to weigh in on this.

2. **Conceptual Consultation for Map 6 Lot 5, South of Monadnock Community.**

Hannah Bissex from South of Monadnock Community presented plans of the condominium with questions about creating 2 more units. She was not sure exactly where they would be and wanted the Boards input on how to do so. There was much discussion regarding frontage requirements and if they had to be in a specific area. Chairman Roberta Oeser asked how many units had been approved by the Attorney Generals’ office. Hannah replied that up to 10 were approved. Chairman Roberta Oeser mentioned that we do not have specific condominium regulations and that this would be handled under site plan and possible subdivision regulation. The Board was in agreement that more units could be added and that it would require approval of the Board of Directors to transfer common land to the units and exclusive use areas would have to be designated.

Planning Office Report

Meeting Minutes for
Public Meeting/Public Hearing
March 18, 2025
KG, JA, CS, MO, TC, RO, MG, DS, AB

Planning Director Al Bump distributed the new ordinances and explained to the members to replace entire sections in their books and that Matt and Curt had updated books.

Other Business

Chairman Roberta Oeser said that a short non-public session was needed. Roberta made a motion at 8:35 PM to enter Non-Public in accordance with RSA 91:A, 3 II,c. Second by Max. Roll Call Vote: Roberta – Aye, Doug – Aye, Max – Aye, Tom – Aye, Matt – Aye, Curt – Aye, Joel – Aye.

Return to public at 8:40 PM.

Adjourned: 8:43 PM

Respectfully submitted,
Planning office staff