

Meeting Minutes for
Public Meeting/Public Hearing
April 1, 2025
KG, MO, CS, JA, RO, MG, TC, DS, AB

PLANNING BOARD
RINDGE, NEW HAMPSHIRE
April 1, 2025

DATE: April 1, 2025

TYPE: Public Meeting

APPROVED: 4/15/2025

TIME 7:00 pm

CALL TO ORDER: 7:00 pm

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

ROLL CALL ALTERNATES: Kelen Geiger

ABSENT: none

EX OFFICIO: Tom Coneys

PLANNING DIRECTOR: Al Bump

APPOINTMENT OF ALTERNATES: none

OTHERS PRESENT: Jed Paquin, Nick Blair, Mary Blair, Mike Perrault, Joshua Joslyn, Jim Critser, Mark Forrest, Amanda Nardini, Andre Aho,

Call to order and Pledge of Allegiance

Roll call by Chairperson

Appointment of alternates, if necessary

Announcements and Communications

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

Election of Officers

MOTION: Max Geesey nominated Roberta Oeser as Chair. Curt Sauvola seconded the motion.

Vote: 7-0-0

MOTION: Joel Aho nominated Max Geesey for Vice Chair. Curt Sauvola seconded the motion.

Max Geesey said that he thinks this position would be better served by someone who has more time and doesn't travel as much. He said that Curt would be ideal for this position. **Vote: 0-7-0**

MOTION: Matt Olson nominated Joel Aho as Vice Chair. Curt Sauvola seconded the motion.

Vote: 7-0-0

Approval of Minutes:

1. March 18, 2025

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Roberta said that these minutes were done by Roberta and Susan. After they were distributed, Roberta discovered an error in the motion for accepting the February minutes. The vote should have read Vote: 3-0-4.

MOTION: Max Geesey moved to accept the minutes as corrected. Joel Aho seconded the motion.

Vote: 7-0-0

New Business/Public Hearings

- 1. CONSIDERATION OF** an application for a Technical Subdivision submitted by Susan J. Grubis, PO Box 454, Rindge, NH 03461 and Nicholas C. Blair & Mary J. Roberts, 71 Butterfield Road, Rindge, NH 03461 for property located at Map 29 Lot 7-1 and Map 29 Lot 8-2 between NH RT 119 and Butterfield Road in the Residential Agricultural Zoning District. The applicant is seeking approval for a lot line adjustment.

Jed Paquin, surveyor, presented the case before the Board. He said that the applicants had started building a pole barn and discovered that they were over the property line. They would like to do a lot line adjustment, roughly two tenths of an acre (.2). The proposed lots will still meet requirements for frontage and area. The lot corners are set.

Planning Director Al Bump provided the following from the Planning office memo:

Background Information:

- 1) Paquin Land Surveying, PLLC, on behalf of Susan J. Grubis, Nicholas C. Blair and Mary J. Roberts has submitted for approval of a Technical Subdivision / Lot Line Adjustment of Tax Map 29 Lot 8-2 and Tax Map 29 Lot 7-1 located on Butterfield Road and NH Route 119.
- 2) The subject parcels, Map 29 Lot 8-2 and Map 29 Lot 7-1 are currently 3.203 acres and 2.271 acres, respectively.
- 3) 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.

Regarding the Application:

- 1) The proposed technical subdivision is located in the Residential-Agricultural District.
- 2) The proposed technical subdivision is located on Butterfield Road and NH Route 119.

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- 3) Both lots have a single-family residence. The foundations and well locations are shown. Driveways and the septic systems are shown.
- 4) The proposed Technical Subdivision will change the lots as follows:

<u>Lot #:</u>	<u>Existing Size:</u>	<u>Parcel A:</u>	<u>New Size:</u>
Map 29, Lot 7-1	2.271 acres	- 0.182 acres	2.089 acres
Map 29, Lot 8-2	3.203 acres	+ 0.182 acres	3.385 acres

MOTION: Roberta Oeser moved to accept the application for Tax Map 29, lots 7-1 and 8-2 as substantially complete. Max Geesey seconded the motion. **Vote: 7-0-0**

Chairman Roberta Oeser opened the public hearing. There were no comments from the public nor from the Board.

Jed Paquin said that the lot corners are set.

Chairman Roberta Oeser closed the public hearing.

The following are from the Planning Office memo:

Recommendation:

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

- 1) Monumentation (iron pins) shall be set at the new lot corners as required.
- 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.

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MOTION: Max Geesey moved to grant approval of this Technical Subdivision of Tax Map 29, Lot 8-2 and Tax Map 29, Lot 7-1 as presented with the five aforementioned conditions. Tom Coneys seconded the motion. **Vote: 7-0-0**

Conceptual Consultation, Tax Map 6 Lot 75, 11.17 acres, Rindge Rentals in the Gateway East Zoning District.

Josh Joslyn of GRAZ Engineering is here this evening representing Jamie Van Dyke of Rindge Rentals.

Chairman Roberta Oeser said that the plan that they have submitted for this conceptual does not show the entire intent of what they are going to do. Josh Joslyn pointed out the area on the plan where what they are proposing will take place.

Josh Joslyn said that they are proposing to split the lot into two in order to build six 2-bedroom units and three 2-bedroom units with commercial space below. There will also be a four 2-bedroom unit, and a five 2-bedroom unit with commercial space.

Chairman Roberta Oeser said that this cannot be done until the board determines if this lot can be subdivided. If the lot can be subdivided, then two Site Plan Review applications will be necessary. Roberta said that this needs to be taken step by step.

A discussion took place including the following:

- Can you divide an approved Site Plan that was approved with a condition that two lots had to be merged, and now consider subdividing it into two lots?
- Jamie Van Dyke said that the reason this had to be merged was for what they were going for at that time. He said they are not creating anything that is non-conforming.
- Jamie Van Dyke said they have added more land to this parcel.
- Roberta Oeser said that the Site Plan approval does not have to encompass the entire acreage.
- Max Geesey spoke to drainage that could be on different sites and pose a problem in the future. Josh Joslyn pointed out drainage, septic and well locations on the plan.
- Jamie Van Dyke said Conservation is stringent in Rindge and this proposal meets all of their requirements.
- Roberta Oeser said that recently, changes have been made by NH DES on public water supply requirements. Jamison VanDyke spoke to the wells and the added expense of a public water supply. He said they are proposing to have 9 units on one lot and 9 units on another lot. Each of the nine units would have its own well.
- Tom Coneys asked if ConCom has reviewed this? Roberta said that happens once they submit an application. Tom said it may be beneficial to have them review this conceptually. Board members discussed when ConCom should become involved.
- Josh Joslyn pointed out the road easement on this project.

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- Kelen Geiger said that parking as proposed is not enough. Two spaces per unit is not sufficient. She asked Jamie Van Dyke if he would be willing to increase this to three spaces per unit. Roberta Oeser said the existing parking spaces are too small.

Chairman Roberta Oeser asked the Board members for their input on what the applicant would need to move this forward.

- Matt Olson said this appears as if the applicant would have to go through two site plans. Roberta said it is two sites.
- GRAZ Engineering has provided calculations for Open Space, but Roberta would like to see these as they may not be accessible in the winter and may not comply.
- Jamie Van Dyke said that the neighbor had granted a Nitrate Easement, Rodney and Shawn are willing to sell the land contingent to an approval; and three neighbors are willing to sign a document about the easement for Shady Lane. Kelly from First Service Title is working on this. Roberta spoke to LeTourneau Lane and who had rights to use that.
- Tom Coneys asked when and if this area has been flagged for wetlands. It has been.
- Joel Aho said he sees no reason to put additional infrastructure costs on this project. If the applicant can find a path to meet the requirements which would include that each lot has control to their access, then he could move forward with this. Jamie Van Dyke said they could draft up a maintenance agreement for two properties for shared access and shared driveway Joel said he agrees with Max's point about the drainage being on two different sites. . Joel said if someone doesn't agree to this, then it could be a problem as what was proposed for drainage may not work in the future. An agreement for drainage will be needed.
- Chairman Roberta Oeser said that it may be lengthy, but this needs to be done all at once (the subdivision and site plans)

Jamie Van Dyke asked what will happen now. Roberta Oeser said that this would be three applications. two Site Plans and a Subdivision. Joshua Joslyn asked if this would be a minor site plan for one and a major site plan for the other.

Planning Director Al Bump asked the Board to confirm that they would like:

- A Subdivision application
- A Minor Site Plan for lot to the West showing that this still meets requirements for the Gateway East Zoning District
- A Site Plan for the lot to the East showing the same thing.

Al Bump asked the Board if there is a particular sequence of order for these applications to be heard. Roberta Oeser said it would be the Minor Site Plan first, then the Subdivision and finally the Site Plan.

Jamie Van Dye thanked the Board for their input.

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CONSIDERATION OF an application for a Major Subdivision for a Planned Unit Residential Development (PURD) submitted by Graz Engineering, LLC, 323 West Lake Road, Fitzwilliam, NH 03447 on behalf of ATA Construction LLC, 18 Bradford Street, Rindge, NH for property located at Tax Map 2, Lots 41A and 41 A3 on Forristall Road in the Residential Agricultural Zoning District. The applicant is seeking approval for an 11 lot PURD (only 10 building lots)

Joshua Joslyn of GRAZ Engineering presented the case before the Board. This application is located on Forristall Road and NH Route 119. The existing lot is 38-27 acres which is combined with another smaller lot in order to get to 191 feet of frontage. They did receive a Variance from the ZBA to allow for a roadway and avoid a wetland crossing. Josh Joslyn pointed out the wetlands on the plan as well as the best place to create 10 proposed building lots. Josh Joslyn said the ordinance will allow for 17 building lots. The average acreage per lot that they are proposing is 1.055 acre with no lot being less than .5 acre. They are keeping a larger lot that will not be utilized at this time. Open space has been provided for the plan.

MOTION: Roberta Oeser moved to accept the application as substantially complete. Max Geesey seconded the motion. **Vote: 7-0-0**

Andre Aho said that when he bought this property, he expected to use the existing road but that has since filled in with wetlands. Due to the issues that come with the Wetlands Crossings with the State of NH, they were going to give up a grandfathered building lot to put the road on that. That is why they are only going for 10 lots at this time. Andre Aho said that these lots are somewhat smaller than he usually creates. He said he has 8 children, four of whom are married and need house lots as well as one more who is old enough to build his own house. A minimum of four and perhaps five or six of these lots will be going to his children.

Roberta Oeser said that this is a very wet lot. Andre Aho said there is also a lot of gravel on this lot. Josh Joslyn said a lot of these wetlands are man-made.

Josh Joslyn said that they will need two waivers from the Subdivision Regulations.

1. Table 1 Standards for Street Design: Minimum Centerline Radii
2. Typical Road Cross Section Detail.

Roberta Oeser asked Josh Joslyn to address the Common Land. Josh said they could put on an easement strip to cross Lot 11 for this.

Roberta Oeser said Con Com did weigh in. The letter is part of the record and in the file. Con Com would like to meet with the applicant. They are meeting next on April 14th.

Chairman Roberta Oeser asked for questions from the Board. There were none.

Chairman Roberta Oeser opened the Public Hearing

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Mark Forrest from 51 Rand Road, an abutter, asked how many houses they could get if they crossed the wetlands. Josh said 7 houses maximum. Mr. Forrest said that he was planning on thinning out the woods, and asked him not to do it. Roberta Oeser said that they would have to maintain a 50-foot buffer.

Amanda Nardini from 729 Forristall Road said she is concerned about details on the drainage in the buffer. She also has concerns about property values and traffic concerns. Has a traffic study been done? Roberta Oeser said the new location for the driveway is much better than where it had been and is much safer. Josh Joslyn said they have reviewed the sight distances, and they are greater than 600 feet on the right and greater than 400 ft. on the left. It is posted at 25 MPH, but the Town should probably monitor that. Amanda asked if a feasibility study could be done? Andre Aho said that he would like to speak with Amanda Nardini after this meeting and address her concerns.

Chairman Roberta Oeser read from the following from the Planning office memo:

Background Information / Completeness:

- 4) Graz Engineering, LLC on behalf of ATA Construction has submitted for approval of a Planned Unit Residential Development (PURD) subdivision of Map 2 Lot 41-A & 41A-3 into 10 single family lots and two common land lots. The applicant has submitted for major subdivision approval for the proposed PURD.

Regarding the Application:

- 1) The proposed subdivision is Tax Map 2 Lots 41A & 41A-3 which are located in the Residential-Agricultural District.
- 2) This subdivision will require state subdivision approval and an Alteration of Terrain permit approval.
- 3) The applicant obtained a variance from the Zoning Board of Adjustment for roadway construction on Lots 41A & 41A-3 that, when combined, do not have adequate frontage to meet the dimensional requirements per zoning (250' Frontage required).
- 4) The subject parcel is 38.277 acres. Based on the PURD regulations the applicant is allowed a maximum of 17 units. The applicant is proposing a 10-lot subdivision into single family home lots with two common land lots.
- 5) Public utilities will be required to be extended along the proposed roadway.
- 6) The applicant will need to propose the road name for the proposed roadway to the Board of Selectman as the Selectman must approve all road names.

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- 7) The applicant has provided a pullout at approximately station 5+50 that meets the requirement of the Subdivision Regulations Section VI.5.E, which requires a pull out for any cul-de-sac length over 1,000 feet.
- 8) The Director of Public and Life Safety needs to review the adequacy of the proposed fire pond and dry hydrant.
- 9) A copy of the plans were submitted to the Conservation Commission for review and comment.
- 10) Sheet 6 shows grading and drainage for the proposed roadway within 50 feet of wetlands. The Planning Board needs to review and discuss this after input from the Conservation Commission.
- 11) It appears that the applicant has met the Common Land and Open Space requirements of the PURD regulations. Calculations proving this are shown on sheet 4 under "PURD Notes".
- 12) The drainage calculations appear to adequately address the Subdivision Regulations in regard to stormwater runoff.
- 13) The PURD is subject to the Phased Development Ordinance. Based on 10 units and 25% per year for 4 years the applicant is allowed to construct 3 units per year the first two years and 2 units per year the final two years.
- 14) A mandatory homeowner's association will be required for the common land.
- 15) The applicant will need to obtain NHDES Subdivision approval and a NHDES alteration of terrain approval.
- 16) The common land lots should have lot numbers on them consistent with the Subdivision Regulations.

Items requiring further Planning Board Discussion:

- 1) The Planning Board needs to consider construction bonding for the project.
- 2) The Planning Board should require engineering inspections for the construction of the roadway.

Chairman Roberta Oeser said she doesn't think a Site Walk is needed at this time

Jim Critser, Main Street, an abutter, asked if the location of the road would be marked? (where the road meets Forristall) Josh Joslyn provided a photo of where the road is proposed to be located.

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Chairman Roberta Oeser said that she would like to hold off on approving the Waiver Requests until Rick and Mike are asked to review the requests and comment.

Board members discussed approving this tonight based on conditional approvals by ConCom, Rick, Mike. Roberta Oeser said that the Waivers need to be approved at a meeting.

MOTION: Roberta Oeser moved to continue this public hearing until April 15 2025 at 7:00pm. Max Geesey seconded the motion. **Vote: 7-0-0**

Planning Office Report

There was a short discussion of the Short-Term Rentals public hearing which is on April 15th.

Adjourned: 9:05 PM

Respectfully submitted,
Planning office staff