



RINDGE BOARD OF ADJUSTMENT

30 PAYSON HILL ROAD, PO BOX 163
RINDGE, NH 03461

Tel. (603) 899-5181 X100 Fax (603) 899-2101 TDD 1-800-735-2964
www.town.rindge.nh.us

Hearing Date: May 10 & 14, 2012

Decision Date: May 15, 2012

Case Number: 1039

Notice of Decision

You are hereby notified of the Decision in the case of:

Case # 1039: Sunridge Neighbors; Andrew & Heidi Graff, 111 Sunridge Rd., Rindge, NH 03461, Map 1 / Lot 11-4 and William & Maryann Harper, 154 Sunridge Rd., Rindge, NH 03461, Map 1 / Lot 11-7,10,11,12,14,15-3. Appeal of Administrative Decision by Rindge Board of Selectmen concerning properties of John Hunt, 165 Sunridge Rd., Rindge, NH 03461 Map 1 / Lot 11-8 and part of the 1994 Sunridge Subdivision titled Plan of John B. Hunt with Sunridge Castle and John & Lynda Hunt, 63 Sunridge Rd., Rindge, NH 03461 Map 1 / Lot 11-1 and part of the 1982 original Sunridge PUD Subdivision.

Sitting on this case: Janet Goodrich, Chair; David Drouin, Vice Chair; Marcia Breckenridge, Bill Thomas, Phil Stenersen

Under the powers granted to the Board of Adjustment under NH RSA 674-33, the Zoning Board of Adjustment may reverse or affirm, wholly or in part, or may modify the order, requirement, decision or determination appealed from and may make such order or decision as ought to be made and, to that end, shall have all the powers of the administrative official from whom the appeal is taken.

The Board found that:

1: The Board of Adjustment agrees with the Decision of the Board of Selectmen as stated in the March 5, 2012 letter from the Code Enforcement Officer summarizing the Board of Selectmen's Administrative Decision. The Board of Adjustment agrees with that letter with the following modifications and conditions:

Modifications:

- A: The deletion of Item 2a: "Rentals of the premises that occur no more frequently than once a week."
- B: The deletion of Item 2b: "Rentals of the premises for a term of more than one week."
- C: The deletion of Item 3b: "Rentals of the premises more frequently than once a week."



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Conditions:

- A: All rental visitors to the Castle are to access the Castle by the alternative road.
- B: All marketing materials should contain specific directions to the property via the alternative road.
- C: No directional or informational signs shall be placed on Sunridge Road or Little Meadow Brook Road indicating the Castle's location.
- D: Information indicating property bounds and restricted areas shall be included in all marketing materials.
- E: Rental visitors shall not be granted access to the residents' beach, and the same shall be posted.
- F: Rental usage will remain subordinate to the primary use of Sunridge Farm.

Vote: YEA: Goodrich, Breckenridge, Stenersen / NAY: Drouin, Thomas

Respectfully submitted,

Joseph C. Hill, MD
Alternate

Linda Stonehill
Clerk



Janet Goodrich
Chairman



David Drouin
Vice Chairman