



RINDGE BOARD OF ADJUSTMENT
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Hearing Date: January 28, 2014
Decision Date: January 28, 2014
Case Number 1060

Notice of Decision

Case #1060: WAL-MART Real Estate Business Trust, c/o Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772, for property located at 750 NH Rt. 202, Rindge, NH, Tax Map 6, Lot 98: Application for a Variance from Article VI, Section c(5) (a) of the Sign Ordinance to permit an increase in the size of the main building sign and to permit two additional wall signs of over 16 square feet, one of which is required by the new Federal Affordable Care Act.

Sitting: David Drouin, Marcia Breckenridge, Janet Goodrich, Bill Thomas, and Phil Stenersen.

The Board found that:

1. The variance would not be contrary to the public interest because:

It is consistent with the purpose and intent of the Rindge sign ordinance

Vote: 4-1-0 David Drouin opposed.

2. Granting the variance would do substantial justice because:

It would make the signs more readable and there would be no loss to the community.

Vote: 3-2-0 David Drouin and Bill Thomas opposed.

3. The variance would be consistent with the spirit and intent of the Rindge Zoning Ordinance/Sign ordinance because:

It conforms to the purpose and intent of Section 1 of the Rindge Sign Ordinance.

Vote: 5-0-0

4. Granting the variance would not diminish surrounding property values because:

We have no testimony or evidence to that.

Vote: 5-0-0

5. Special conditions do exist on the property that distinguish it from other properties in the area, such that literal enforcement of the ordinance results in unnecessary hardship.

The size of the proposed building is a special condition that would make reasonable the increase of signage

Vote: 3-2-0 David Drouin and Bill Thomas opposed

MOTION: Phil Stenersen moved to grant the variance as presented as it met all five criteria. Marcia Breckenridge seconded the motion

Vote: 3-2-0 David Drouin and Bill Thomas opposed.

The variance was granted as it met all five criteria

Respectfully submitted,

Susan Hoyland, Clerk


David Drouin, Chairman


Marcia Breckenridge, Vice Chair