



RINDGE BOARD OF ADJUSTMENT
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Hearing Date: April 23, 2013
Decision Date: April 23, 2013
Case Number 1053

Notice of Decision

Case 1053: Camp Starfish / Emily Golinsky, 1121 Main Street, Lancaster MA 01523; property Camp Starfish, 12 Camp Monomonac Road, Rindge, NH 03461, Map 3, Lot 71 for a variance to Article IV, Section A of the Rindge Zoning Ordinance, to allow construction of two shed-style buildings for use as a library and program space for campers, temporary office trailer placement, shade pavilion construction on field, emergency adjustments to washroom, new handicap ramp on building. Also, potential [unknown at this time] for additional electric power drop from road where power currently exists, to field [to repair existing connection] for pavilion connection.

Sitting on this case were: David Drouin, Marcia Breckenridge, Bill Thomas, Phil Stenersen, and Janet Goodrich.

The Board found that:

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

It is serving a need that is partially being used by this community. It is not in conflict with our zoning objectives. It is in the public interest and it will not alter the character of the neighborhood.

Vote: Y (All) N:

2. Granting the variance would do substantial justice because:

This would be improving a grandfathered facility. There is no gain to the public by denying it.

Vote: Y (All) N:

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

It definitely promotes health safety and welfare of a very special community and enhances and preserves the values of the town. It improves public safety.

Vote: Y (All) N:

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

It is all within setbacks, not visible from other properties, no increase in activity and no external effect and it's on a large piece of property. It is a camp.

Vote: Y (All) N:

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.

One special condition is that it is a grandfathered use. Special conditions are that it is a camp in an area where camps are no longer allowed.

Vote: Y (All) N:

5a. No fair and substantial relationship exists between the general purposes of the Zoning Ordinance provision(s) and the specific application of the provision(s) to the property because:

n/a

5b. The proposed use would be a reasonable one because:

n/a

The variance was granted because it met all five criteria.

Vote: (Y) (All) N

Respectfully submitted,

Susan Hoyland, Clerk


David Drouin, Chairman


Marcia Breckenridge, Vice Chairwoman