



RINDGE BOARD OF ADJUSTMENT
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Hearing Date: October 22, 2013
Decision Date: October 22, 2013
Case Number 1039

Notice of Decision

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.

{NOTE: this hearing is pursuant to remand orders of the Cheshire County Superior Court in Case #213-2012-CV-00215}

Sitting on this case were: Drouin, Breckenridge, Hill, Thomas and Stenersen.

The Board found that:

the use as described and agreed upon by both parties is an Accessory Use (and the following agreed upon conditions address the level of business activity and the issue of injurious and detrimental effects to the neighborhood).

1. The Holloway House shall not be rented except for long term housing with a rental term of at least one (1) month/30 days preferably to families or family groups that do not exceed eight (8) people. It shall not be rented to students.

2. Access to the Castle would be over Sauvola Drive only, and this would be made conspicuous in any advertising, including internet advertising, in any maps the Hunts prepare for handout and in the

rental contract, which would specifically provide that guests (and guests of guests) would agree not to use Sunridge Road or Little Meadow Brook Road for access to and from the Castle.

3. With respect to the gates, the neighbors would be given the combination now and in future if they ever change the combos. The Hunts would maintain gates to restrict access to guests from using Sunridge Road or Little Meadow Brook Road. The Sunridge residents will be given the combination to the lock on the gates. The Hunts must maintain the gates in an operable fashion.

4. Fireworks would be prohibited.

5. The Castle would not be rented out for weddings, bachelor parties, and/or for events/activities in which attendance exceeds 22 people.

6. The Hunts shall endeavor to rent to mature and responsible individuals. No limit on the ages of non-signatory guests. Renters shall preferably be families or family groups but in no event shall exceed 22 people.

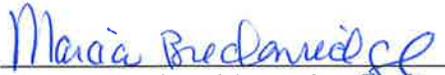
7. The Sunridge residents would be the exclusive users of Sunridge Beach; As an accommodation to the Sunridge neighbors, the Hunts would not allow renters to use the "Sunridge" beach; Castle guests will be restricted to using the "new" beach, the Sunridge neighbors would not use the "new" Castle beach.

8. The Hunts shall not expand the residential square footage of the Castle.

Respectfully submitted,

Susan Hoyland, Clerk


David Drouin, Chairman


Marcia Breckenridge, Vice Chair