



RINDGE BOARD OF ADJUSTMENT
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Hearing Date: February 26, 2013
Decision Date: February 26, 2013
Case Number 1051

Notice of Decision

Case # 1051: Matthew Olson, Nathan Olson Family Trust of 1999, P. O. Box 283, Rindge, NH 03461, property at 22 Lord Hill Rd, Map 6, Lot 90-3 application for a Special Exception, Rindge Zoning Ordinance Article XV, Section B and Article I, #13 Accessory Dwelling Unit Ordinance.

Sitting: Janet Goodrich (Chair), Dave Drouin (Vice Chair), Marcia Breckenridge, Rick Sirvint, Forbes Farmer

1. The Board finds that the use will not create excessive traffic, congestion, noise or odors.

On these issues, the applicant provided evidence that with just two vehicles, there will not be any excessive traffic. Congestion, noise and odors do not apply to this.

VOTE: (YES) Unanimous

2. The proposed use will not reduce the value of surrounding properties.

On this issue, the applicant provided evidence that, due to no exterior changes, there will be no effect to surrounding properties.

VOTE: (YES) Unanimous

3. There is adequate sewage and water facilities and sufficient off street parking provided by the applicant.

On these issues, the applicant provided evidence that the water and sewage system is more than adequate (as the septic system is approved for four bedrooms, and there will be only three bedrooms) and there are four parking spaces already there.

VOTE: (YES) Unanimous

4. The proposed use will preserve the attractiveness of the Town.

On this issue, the applicant and others provided evidence that due to no exterior changes, and rural setting, there will be no effect to the attractiveness of the Town.

VOTE: (YES) Unanimous

MOTION: David Drouin moved that the Special Exception for an ADU for the Olson Family Trust of 1999 be granted because all four criteria have been met. Marcia Breckenridge seconded the motion.

The Board of Adjustment **APPROVES** an application for Special Exception:

VOTE: (YES) Unanimous

The Special Exception was granted because it met all four criteria.

Respectfully submitted,

Susan Hoyland, Clerk


Janet Goodrich, Chairman


David Drouin, Vice Chairman