



RINDGE BOARD OF ADJUSTMENT
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Hearing Date: July 22, 2014
Decision Date: July 22, 2014
Case Number 1069

Notice of Decision

Case #1069: Richard P. Drew, LLC, 266 Tully Brook Road, Richmond, NH 03470 as agent for Alaero Construction Outfitters, LLC, for property located at 50 West Main Street, Rindge, NH 03461, Tax Map 33, Lots 12-1; 12-2; 12-3, for a Variance from Article VI Section C of the Zoning Ordinance to permit less than 250' frontage in the Village District.

Sitting: David Drouin, Marcia Breckenridge, Janet Goodrich, Phil Stenersen, Rick Sirvint.

The Board found that:

1. The variance would not be contrary to the public interest because:
it makes two of the three lots more conforming and supports an approved septic design.
Vote: 5-0-0
2. Granting the variance would do substantial justice because:
it is a gain to a certain number of abutters and a gain to the general public and the landowner because two of the three lots are more conforming
Vote: 5-0-0
3. The variance would be consistent with the spirit and intent of the Rindge Zoning Ordinance because:
it addresses the health issues with the septic system design. The intent of the ordinance is to have frontage and this puts frontage on two of the three lots.
Vote: 5-0-0
4. Granting the variance would not diminish surrounding property values because

there would be no physical changes to the property associated with the variance.

Vote: 5-00

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.

Special conditions are the lack of frontage on two of the lots; the extremely small size of lot three; and the soil conditions and proximity of wetlands on lot 3.

Vote: 5-00

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:

Not Applicable

Vote: 5-00

AND

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

it allows for the proper placement of a safe septic system.

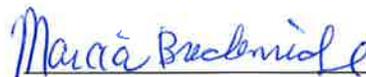
Vote: 5-00

The Rindge Board of Adjustment granted the variance without conditions because all five criteria had been met.

We incorporate by reference the approved minutes of the meeting of July 22, 2014



David Drouin, Chairman



Marcia Breckenridge, Vice Chair