



RINDGE BOARD OF ADJUSTMENT
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Hearing Date: August 26, 2014
Decision Date: August 26, 2014
Case Number 1070

Notice of Decision

Case #1070: Roberta Letourneau, 59 Goddard Road, Rindge, NH 03461, as agent for **John and Cynthia Cantin**, 27-29 Conifer Road, Rindge, NH, Tax Map 21 Lot 6, in the Residential District for a Special Exception as specified in the Zoning Ordinance Article XIII, Section C and Article XV Section B to expand a lawful nonconforming building.

Sitting on this case were: David Drouin, Forbes Farmer, Janet Goodrich, Bill Thomas, Phil Stenersen.

The Board found that:

1: The use will not create excessive traffic, congestion, noise or odors because:

On these issues, the applicant and others provided evidence that:

There is no net gain on any of those.

Vote: 5-0-0

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

On these issues, the applicant and others provided evidence that:

There is limited visibility; there is a general improvement to the property and there has been no negative impact.

Vote: 5-0-0

3: There is adequate sewage and water facilities and sufficient off street parking provided by the applicant.
On these issues, the applicant and others provided evidence that:

There is no change in any of these.

Vote: 5-0-0

4: The proposed use will preserve the attractiveness of the town.

On these issues, the applicant and others provided evidence that:

The architecture is consistent with surrounding properties.

Vote: 5-0-0

MOTION: Forbes Farmer moved to grant this Special Exception without conditions because it met all of the above criteria. Phil Stenersen seconded the motion. **Vote: 5-0-0**

The Special Exception is GRANTED because all four criteria have been met.

Respectfully submitted,

Susan Hoyland, Clerk



David Drouin, Chairman



Marcia Breckenridge, Vice Chair