



RINDGE BOARD OF ADJUSTMENT
30 PAYSON HILL ROAD
RINDGE NH 03461
PH. (603) 899-5181 x 100 FAX (603) 899-2101 TDD 1-800-735-2964
www.town.rindge.nh.us

Hearing Date: September 23, 2014
Decision Date: September 23, 2014
Case Number: 1071

Notice of Decision

Case #1071: Nancy H. Drago, 115 Prospect Street, Canton, MA 02021-2271 for property located at 74 Thayer Road, Rindge, NH, Tax Map 48 Lot 60 in the Residential District for a Variance from Article IV, Section B3 of the Zoning Ordinance to permit the sale of 0.054 acres.

Sitting on this case were David Drouin, Phil Stenersen, Janet Goodrich, Rick Sirvint, Forbes Farmer.

The Board found that:

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

it meets the basic zoning objectives; it does not alter the character of the neighborhood; and it does not threaten health, safety and welfare

Vote: 5-0-0

2. Granting the variance would do substantial justice because:

there would be no gain to the general public by denying this variance.

Vote: 5-0-0

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

it doesn't alter the value of the property; it preserves the character of the neighborhood and there is no negative impact to the neighborhood.

Vote: 5-0-0

4. Granting the variance would not diminish surrounding property values because there is no change

Vote: 5-0-0

5. Special conditions do exist on the property that distinguish it from other properties in town, such that literal enforcement of the ordinance results in unnecessary hardship.

Vote: 5-0-0

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: 5-0-0

AND

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

It does not alter the character of the neighborhood and there are no changes.

Vote: 5-0-0

MOTION: Forbes Farmer moved to grant the Variance because all five criteria have been met. Phil Stenersen seconded the motion. **Vote: 5-0-0**

The variance was granted as all five criteria were met

We incorporate by reference the approved minutes of the meeting of September 23, 2014



David Drouin, Chairman



Marcia Breckenridge, Vice Chair