



**RINDGE BOARD OF ADJUSTMENT**  
**30 PAYSON HILL ROAD**  
**RINDGE NH 03461**  
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Hearing Date: October 28, 2014  
Decision Date: October 28, 2014  
Case Number: 1074

### **Notice of Decision**

**Case #1074: Camp Starfish, Emily Golinsky, 1121 Main Street, Lancaster, MA 01523, for property located at 12 Camp Monomonac Road, Rindge, NH 03461, Map 3 Lot 71 for a Variance from Article IV Section A of the Zoning Ordinance for General Growth and Development on the property. A conceptual site development plan is on file in the Town Office. This is in accordance with the suggestion made by the members of the ZBA during the April 2014 meeting with regards to the camp's unique pre-existing and non-conforming circumstances.**

Sitting on this case were Janet Goodrich, David Drouin, Phil Stenersen, Rick Sirvint and Bill Thomas.

### **The Board found that:**

1. The variance would not be contrary to the public interest because:  
it does not alter the character of the neighborhood nor threaten the public health, safety or welfare.  
Vote: 5-0-0
2. Granting the variance would do substantial justice because:  
there is no gain to the public that outweighs the loss to the applicant.  
Vote: 5-0-0
3. The variance would be consistent with the spirit and intent of the Rindge Zoning Ordinance because:  
it promotes the health, safety and welfare of the residents and the values and character of the Town are not impacted.  
Vote: 5-0-0
4. Granting the variance would not diminish surrounding property values because

there is no negative impact to the neighbors.

Vote: 5-0-0

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.

Those unique features are that it is an existing grandfathered camp that does not lend itself to another use or to limiting the expansion.

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 is a grandfathered use; there is no negative impact to the neighborhood and it is consistent with the use that has been there long-term.

Vote: 5-0-0

**MOTION:** Bill Thomas moved to grant the Variance Application which includes the "Future Projects/Conceptual Site Development Plan dated 2014-2025 with the supporting document dated 2014-2026 containing items 1 through 17 because all five criteria have been met. Rick Sirvint seconded the motion. **Vote: 5-0-0**

### **The variance was granted**

**We incorporate by reference the approved minutes of the meeting of October 28, 2014**



David Drouin, Chairman



Marcia Breckenridge, Vice Chair