



RINDGE BOARD OF ADJUSTMENT

30 PAYSON HILL ROAD
RINDGE, NH 03461
Tel. (603) 899-5181 X100 Fax (603) 899-2101 TDD 1-800-735-2964
www.town.rindge.nh.us

MEETING MINUTES: July 28, 2015 Approved August 25, 2015

Regular members: David Drouin, (Chair), Marcia Breckenridge (Vice Chair), Janet Goodrich, Bill Thomas, Phil Stenersen
Alternates: Joe Hill, Rick Sirvint
Absent: Bill Thomas, Phil Stenersen
Recusals: none
ZBA Clerk..... Susan Hoyland
Others Present..... James Dow, Kelen Geiger, Jan and Marilyn Griska, Ed Rogers, John Brown, Scott Hakala, Henry Bock, Calvin Muhonen

The meeting convened at 7:00pm with the Pledge of Allegiance.

The clerk announced where the notice of the Public Hearing was posted. Town office, police station, fire station, library, transfer station, town website, post office, Monadnock Ledger Transcript.

Chairman David Drouin appointed alternate Joe Hill to sit for Bill Thomas and alternate Rick Sirvint to sit for Phil Stenersen.

Case 1073

Rick Sirvint read the case before the board.

Case #1073: Henry and Sharon Bock, TTE's, 5 John Ave., Rindge, NH 03461, Map 46 Lot 2-1, for a Variance from Article IV, Section B2 of the Rindge Zoning Ordinance to permit construction of a carport/shed.

Joe Hill summarized the relative ordinance:

ARTICLE IV Residential District

Frontage, Yard and Area Requirements

B2:Yard: No building shall be located closer than fifteen (15) feet to an abutter's property line or fifty (50) feet from the edge of a right of way.



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Sitting on this case: David Drouin, Marcia Breckenridge, Janet Goodrich, Joe Hill, Rick Sirvint.

Henry Bock: I appreciate the Board allowing me to postpone this for so long. The outstanding problem we had was getting permission from the Association. They gave me permission to have the carport. I am seven feet from the regular road but I am right up against the paper road. It is never going to be a road; the association claims that they won't be using it, but I have told them, that if they ever decided to use it, I would take my carport down.

Chairman David Drouin read the letter from the Woodmere Association to Code Enforcement Officer Dave Duvernay 9-15-2015) into record:

"Gentlemen:

The officers of the Woodmere Association had granted Henry and Sharon Bock of 5 John Avenue in Rindge NH permission to construct a carport/garage on their property and existing paper road known as North Avenue. North Ave. is currently not a drivable road. There is no Association setback violation on John Ave. since there is plenty of room for cars/trucks to pass with ease. The carport/garage structure has been in place since 2002. Mr. Bock has also agreed to remove the carport/garage should it ever become necessary to make North Ave. drivable

Respectfully yours,

Signed by:

*Woodmere Association
President Roger Lafarier,
Vice President John Nelson,
Treasurer Robert Nelson"*

David Drouin: We have minutes from the earlier hearing, from October 28, 2014. Looking at these minutes, there was a question about the ownership of the property. We have a letter from Code Enforcement based on legal advice he received from NH Municipal Association.



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David Drouin: I have read the letter you have provided from the Association but I am not sure that it states ownership. My question is if the Association should be on this application. This variance would be on the deed so I am concerned that this variance would be on a piece of land that you do not own.

Henry Bock: As to ownership, we all own the road up to the halfway point; the carport abuts the paper road but it is not on the paper road.

David Drouin: The carport is 15 feet from the abutter, 15 feet to the center of the paper road?

Henry Bock: Correct.

Marcia Breckenridge: But none of the existing carport is in the road. It is abutting the road but not in it.

David Drouin: So why is this approval giving you permission to have the carport in the paper road?

Henry Bock: It is not in the road. They gave me permission because I wasn't sure if it was in the road, but it is not.

Marcia Breckenridge: So you got broader coverage than you needed.

Henry Bock: Yes.

Janet Goodrich: I have Dave Duvernay's memo. It says:

All,

NHMA Attorney Steve Buckley suggests we require Mr. Bock obtain written authorization from Woodmere Association for him to apply to the ZBA for this Variance on their/his behalf.

Steve suspects Mr. Bock, in truth, owns the land adjacent to the roadway, but if not, then the Assn should join/make the Variance request. If this were a "paper" road, Bock would own his half.

If you agree, I can write Mr. Bock (before next June if you wish to discuss this @ the November hearing or meeting).

Dave



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Janet Goodrich: It is a non-issue getting permission to have it on the paper road because he doesn't need it.

David Drouin: But that is not what we said in October.

Kelen Geiger: I believe there was a variance on this property before he bought this and that variance says the house was four feet from the paper road.

Janet Goodrich: We have testimony from the applicant and we have to assume that his testimony is accurate.

Henry Bock: My house is at least 15 feet from the paper road, not four feet. I am not understanding what you need for me to do.

David Drouin: You got permission to have the carport in the paper road and if you do not own that property, the association would need to join in with you on the application.

Janet Goodrich: Mr. Bock stated in his testimony that the carport is not in the paper road.

Henry Bock: I responded to a request made by Dave Duvernay and the attorney. The association owns all the roads in our community, the paper roads as well as the real roads. They are giving me permission to put my carport there on the paper road.

David Drouin: You are asking for a variance to put this on a paper road. We have to send copies of our variances to the Registry of Deeds. If you don't own that land, then we cannot give you a variance on it. The association may need to make the application with you.

Henry Bock: If that is what you would like, that's what you will get.

John Brown: From my understanding of what you are talking about, he doesn't need a variance.



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David Drouin: He is too close and does not meet the setback from the abutter and the right of way.

Kelen Geiger: It would need to be on his deed that he would be paying taxes on this property and on this building. Who is going to pay taxes if it is not on his deed? I understand that this is a paper road but he does not own it.

Rick Sirvint: I am looking at the minutes and specifically the "Theodore B. Covert et al vs. Woodmere Association et al Stipulation from April of 2003". North Avenue is listed on page three. The last time we met, it seemed that it would be more logical for the one who owns the property to apply for the variance.

David Drouin: On page 2, item 2 of that, it says that property owners must be dues paying members. A variance goes with the land. What happens if the next owner of property doesn't want to be a dues paying member of the association?

Janet Goodrich: Mr. Bock said that it is not on North Avenue, but on his property. He has given testimony this evening to that.

David Drouin: We don't know from his drawing, which is not a survey, if this is the center line or the abutter line.

Henry Bock: If I am on the road, I'm on the part that I control but do not own. What I hear you saying is that I need to have Woodmere Association join in on the application?

Marcia Breckenridge: The Attorney that Dave Duvernay contacted believes that Mr. Bock owns this.

Henry Bock: I don't own the road but I can use 12.5 feet of it.

David Drouin: If he does not own it, the Association should join the application.

Henry Bock: So, how do we do this?



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David Drouin: What you can do is #1: Determine where these lines are. I think you are going to have to step up this sketch a bit, find the pins, and find out where things are.

Henry Bock: I don't want to have to have this re-surveyed.

David Drouin: The Registry of Deeds should have a survey. Your survey should show the distances we need. We need something more accurate than the sketch you have provided. Once you have a survey, you can measure from corner of the house to the corner of the carport.

Henry Bock: As Mrs. Geiger said, if there was an earlier variance, wouldn't you have that?

David Drouin: The Registry of Deeds should have it. If the survey shows that you are on the paper road, then you will have to add the name of the association to the application.

Marcia Breckenridge: And that would happen only if he is on the paper road.

Henry Bock: Why does the town care what happens on a private road? There are houses and garages in Woodmere that come up to the edge of the road.

David Drouin: This area was laid out as a tent campground. We have houses there that would not be appropriate today. The right of ways must be kept clear.

Henry Bock: Well, I will get this thing fixed up and come back next month.

Rick Sirvint: The argument you have is strong. It just depends on where the line is.

Joe Hill: The ZBA is caught in this also. We cannot issue a variance on land you do not own.



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Henry Bock: I will go to the Cheshire Registry and be back with the information.
Thank you.

MOTION: Marcia Breckenridge moved to continue this public hearing until August 25, 2015 at 7:00PM Joe Hill seconded the motion. **Vote: 5-0-0.**

Case 1077

Joe Hill read the case before the board.

Case # 1077: Francis & Karen Hastings, 11 Quimby Rd, Rindge, NH 03461, Map 5, Lot 21, for a Variance from Article IV, Section B2 of the Rindge Zoning Ordinance to allow construction of a 30' x 12' deck.

Rick Sirvint summarized the relative ordinances.

ARTICLE IV

Residential District

The following provisions shall apply to the Residential District:

B. Frontage, Yard and Area Requirements

- 1. Yard: No building shall be located closer than fifteen (15) feet to an abutter's property line or fifty (50) feet from the edge of a right of way.*

Sitting on this case: David Drouin, Marcia Breckenridge, Janet Goodrich, Rick Sirvint, and Joe Hill.

John Brown: The plan is to build a deck off the front of the mobile home that they have. That mobile home replaced one that was hit by a tree. They want to put a more permanent stairway. They want to go from door to door, to have one stairwell off the front of the trailer.

David Drouin: Is this the same footprint as the old mobile home?

John Brown: I think it was on the opposite side.



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David Drouin: I Think the Right of Way (ROW) on the state highway is 150 feet, isn't it?

Joe Hill: Yes.

David Drouin: You are closer than 50 feet from the ROW; you are 30 feet to the street.

John Brown: The building itself is 18 feet from the edge of Abel Road.

David Drouin: I think the Abel Road side is fine; it is less than what the original mobile home was. However, the ordinance is to the edge of the Right of Way, not to the edge of the pavement.

John Brown: The house is not quite 65 feet from the road. You are only adding 12 feet to it. You are still within that boundary.

Rick Sirvint: There are two residential dwellings on this one lot.

John Brown: They have been there a very long time.

David Drouin: This predates our zoning.

David Drouin: It is odd that Dave Duvernay's memo only mentioned the setback from Abel Road.

John Brown: We were denied our original permit because of the distance to Abel Road only.

Ed Rogers: The width of the Route 119 ROW varies throughout Rindge. It is 66 feet in some places and over 200 feet in others. I am not sure what it is in this section.

John Brown: As you can see in the picture, the front of the trailer is behind the trees.



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David Drouin: There is a pretty good buffer and this is an improvement over the old trailer.

Rick Sirvint: Is this the only place this could go?

John Brown: Yes.

Janet Goodrich: I think the neighbors would prefer this if it is in the front.

David Drouin: It is not going to be any closer than the other dwelling so it is consistent there.

MOTION: Joe Hill moved to go to deliberative session. Rick Sirvint seconded the motion. **Vote: 5-0-0**

DECISION TREE FOR A VARIANCE

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

It does not affect the character of the neighborhood and it is not contrary to the public interest. It does not threaten the health, safety or welfare.

Vote: 5-0-0

2. Granting the variance would do substantial justice because:

There is no benefit to the public by denying this and part of the reason they want this deck is to provide safety exits.

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 and safety of the inhabitants and does not alter the character or values of the neighborhood and it is in keeping with the character of the town.

Vote: 5-0-0



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4. Granting the variance would not diminish surrounding property values because

It is an upgrade and there are no complaints from any abutters.

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.

There are special conditions in that area due to size, and having the deck on the front of the house is reasonable.

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:

This is the only place that they can put this. This is grandfathered and the only place that is logical.

Vote: 5-0-0

MOTION: Joe Hill moved to grant the Variance without conditions because all five criteria have been met. Rick Sirvint seconded the motion. **Vote: 5-0-0**

The Variance has been GRANTED

David Drouin: Congratulations, your variance is approved. There is a 30 day appeal period. Proceed at your own risk.



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Case 1078

Rick Sirvint read the case before the board.

Case # 1078: Larry & Bonnie Kenny, 104 Hubbard Hill Rd, Rindge, NH 03461, Map 16, Lot 6-4, for a Special Exception specified in the Accessory Dwelling Unit (ADU) ordinance and from Article XV, Section B of the Rindge Zoning Ordinance.

Joe Hill summarized the relative ordinances.

ARTICLE XV

Board of Adjustment/Special Exceptions/Variances

B. The Board of Adjustment shall approve those Special Exceptions provided by this Ordinance, subject to the following criteria: If after presentation, including a review of the plan, showing the location, layout, a scale drawing, and location of any signs and utilities, the Board in its judgment, finds that the use will not create excessive traffic, congestion, noise, or odors, not tend to reduce the value of surrounding properties, has adequate sewage and water facilities and sufficient off-street parking, and will preserve the attractiveness of the Town, said use shall be granted.

ADU ORDINANCE: Requirements/Limitations

- *ADUs shall be secondary and accessory to a single family dwelling unit.*
- *In granting a Special Exception, the Board of Adjustment must find that the ADU is developed in a manner which does not alter the character or appearance of the principal dwelling unit as a single family residence.*
- *Only one ADU shall be allowed per principal dwelling unit and/or lot.*
- *An ADU shall only be permitted in a principal dwelling unit in which the owner of record of the dwelling personally resides: except for bona fide temporary absences.*
- *Any necessary additional entrances or exits shall be located to the side or rear of the building whenever possible.*
- *An ADU shall not be considered to be an additional dwelling unit for the purpose of determining minimum lot size (i.e. not multi-family).*
- *Attached ADUs shall be designed to allow for possible reincorporating into the principal dwelling unit.*
- *At least one (1) common, interior access between the principal dwelling structure and the ADU shall be maintained. A second means of egress from the ADU shall be provided.*



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- *The gross living area of an ADU shall not be less than 300 square feet or be greater than 25% of the total floor area of the principal dwelling and ADU.*
- *A building permit for an ADU must be approved and issued prior to its construction. An ADU shall have an interconnected fire alarm system and shall meet all life safety and building codes.*
- *Adequate off-street parking shall be provided to serve the combined needs of the principal dwelling unit and the ADU, minimum of one (1) parking space per unit.*
- *Adequate provision must exist or be made for motor vehicle ingress or egress and turning of vehicles within the site.*
- *The existing or proposed septic system must be certified by a licensed septic designer or engineer as adequate to support the ADU and principal dwelling unit in accordance with New Hampshire RSA 485A:38.*

Sitting on this case: David Drouin, Marcia Breckenridge, Janet Goodrich, Joe Hill, Rick Sirvint.

Calvin Muhonen: So, what we are doing is basically putting in an ADU on the property for their handicapped daughter. She is 22 years old and wants her own space while also being at home.

David Drouin: We have a letter from Code Enforcement. This is being built now as an addition and the ADU will be added once approved.

Calvin Muhonen: The ADU is 1083 square feet; the existing building is 3052 square feet; so the total is 4612 square feet. It is under the 25 percent requirement.

David Drouin: The application does mention additional entrances to the side. It looks like you took the garage bays as one entrance.

Calvin Muhonen: We couldn't do one side because of the driveway.

David Drouin: You are going to need another building permit for the ADU and that will need to meet all of the fire codes and building and safety codes.

Janet Goodrich: This is a very complete application. Thank you for that. You've done a nice job with this addition.



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Joe Hill: This is one of our better applications.

MOTION: Joe Hill moved to go to deliberative session. Marcia Breckenridge seconded the motion. **Vote: 5-0-0**

Decision Tree for a Special Exception

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:

It is being built for his daughter who is already living there, so we are not increasing the number of people who live in this residence. It maintains the status quo.

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:

It will not reduce values as this is an upgrade.

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 a new septic design; new driveway with more parking and water is adequate.

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:

This construction is keeping with the character of the neighborhood.

Vote: 5-0-0



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MOTION: Joe Hill moved to grant this Special Exception without conditions as they have met all four criteria. Janet Goodrich seconded the motion. **Vote: 5-0-0**

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

David Drouin: Congratulations, your Special Exception is approved. There is a 30 day appeal period. Proceed at your own risk.

Case 1079

Joe Hill read the case before the board.

Case # 1079: Larry & Elmi Olin & Scott & Ina Hakala, Atlantic Dr, Rindge, NH 03461, Map 7, Lot 84-1, for a Variance from Article V, Section B-2 of the Rindge Zoning Ordinance to allow the construction of a residential building as near as 25' to the right-of-way of Atlantic Drive.

Rick Sirvint summarized the relative ordinances.

ARTICLE V

Residential-Agricultural District

The following provisions shall apply to the Residential-Agricultural District:

B. Frontage, Yard and Area Requirements

2. Yard: No building shall be located closer than thirty (30) feet to an abutter's property line or fifty (50) feet from the edge of a right of way.

Sitting on this case: David Drouin, Marcia Breckenridge, Janet Goodrich, Rick Sirvint, Joe Hill.

Ed Rogers: The property in question is a thin sliver of property that lies between the present day NH Route 119 and Atlantic Drive. The property has a back and



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front that is bounded by Rights of Way (ROW) on both sides. Our request is for a dimensional variance to relax the 50 foot setback from Atlantic Drive. If we are held to the setbacks, our building envelope is too small to house a mobile home. If we get relief from setback, that will allow us an envelope that is easier to work with. We are currently holding a ROW of 30 feet from ZBA Case #519 in 1988. At that time, Atlantic Drive did not exist. This has been reconstructed within the last ten years. At that time, the then owners of this property believed that this road had been discontinued. It appears to have been via Article 10 in the 1935 Town Warrant. As such, the ownership of these properties reverted to center line.

David Drouin: Are you sure?

Ed Rogers: Yes.

Rick Sirvint: Is the ROW to the middle of the road?

David Drouin: No, it is to the edge of the ROW.

Ed Rogers: The State ROW is substantially off from the pavement. You are looking at 150 feet of woods that is still the state ROW. After the variance was granted, they got state septic approval.

Ed Rogers: When Atlantic Drive was constructed, some of this history and some of the facts may have been overlooked by the surveyor. As a result, Atlantic Drive was resurrected, as a four rod road, 66 feet wide. That imposes a burden on this property as we are no longer measuring 30 feet from the center. Because this property was intended to be a buildable lot since 1837, things have happened including the reconstruction of the highway. The lots were numbered differently back then and this lot number was not the same then as it is currently on our tax maps today.

David Drouin: I understood that this lot was created when the state took Route 119?



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Ed Rogers: Absolutely not, there is a long history here. In 1807, the turnpike was laid out. In 1837, they decided that this was not the route they wanted. The subject property was created in 1837 when the turnpike was relocated. At that time, it was 3.37 acres. In 1966, approximately 1.99 acres was taken by the state for the reconstruction of Route 119, which reduced the buildable area of this property.

David Drouin: There needs to be some housekeeping done here due to the map and lot numbering. Have you checked at the Registry?

Ed Rogers: I did not find it on file at the registry. It is possible that maps were numbered differently or perhaps a mistake could have been made and copied over onto the septic design. We could, in conjunction with any decision, record a boundary plan.

Joe Hill: What really bothers me here, is going back 20 years, we have had this before this board. There is already a variance on this piece of property and it has received all the relief it is due. You cannot have a second variance.

David Drouin: To Joe's point, the first variance was for frontage on 119; this would be to Atlantic Drive.

David Drouin: I have two letters from Elizabeth Pangborn Trimble that are on file as part of the record. You all have received copies of these which were received yesterday and today.

Ed Rogers: If I could address these: I am seeing them for the first time but believe they stand in support of this variance request. These are my former clients; people I did work for. These are my surveys that they are providing, which were done as part of a settlement negotiation. The resolution reached was that Larry and Scott bought the property with the understanding that they would pursue this variance. Larry and Scott bought this property in an effort to try to address the mistake that was made in overlooking the status of the old road.



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Rick Sirvint: The Atlantic Drive encroachment of 2003 or 04 or 05...how many feet did that encroach?

Ed Rogers: 33 feet to centerline of road.

David Drouin: So, Atlantic Drive isn't really where the old 119 was?

Ed Rogers: That was abandoned in 1935.

David Drouin: In your application, you talk of house size, a modest house size.

Ed Rogers: Yes, a modest but adequate sized residence on a property that has always been considered a buildable lot. Without the variance, the small size and triangular shape of the existing building envelope cannot accommodate any residential structure. We are asking to relax the front setback to 25 feet (potentially measuring to include the soffit).

David Drouin: The original variance has 30 feet from the greenbelt.

Ed Rogers: We have 75 to 80 feet of thick vegetation to the road for the ROW.

Jan Griska, 18 Atlantic Drive: Unless I don't understand something that this town hasn't shared with us, Atlantic Drive is still a private road. He must provide a bond.

Scott Hakala: A bond has been provided.

Jan Griska: The other thing that is of concern is that there is a significant vernal pool on the eastern side. This is fairly significant. It is dry now but there is evidence indicative of species present. There is debate in my mind of how big this lot is in reality.

David Drouin: He has the setback and the wetland setback is shown. Vernal pool or not, it is still the property. This wetland was delineated by Sharon Monahan, Certified Wetland Scientist, on the ground and made no mention of this.



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Ed Rogers: The town has a 100 foot septic setback from wetlands; 50 feet larger than the state requires. Vernal pool or not, this does not impact permitting for a septic system, considering that the town has that extra protection.

Jan Griska: I am not saying that they should not build this house. I am saying that there is a vernal pool that should be protected.

David Drouin: But, the town offers no additional protection for vernal pools. They are limited as to what they can do within the wetland setback.

Jan Griska: Then, I am comfortable.

Marilyn Griska: Please don't take down all those trees. The buffer on Route 119 is needed. I know we don't own that property but would appreciate leaving the tree buffer.

Ed Rogers: I believe that part is owned by the state.

Rick Sirvint: How many feet between the state buffer if this goes through?

Ed Rogers: About 100 feet. Even if we build here, we are taking as little as possible. 100 to 130 feet of trees to try to maintain the existing buffer.

Ed Rogers: It should be noted that the prior clients knew this was a building lot. When these houses were constructed, it was known that this was a building lot.

Rick Sirvint: So the buffer is state owned land?

Ed Rogers: Most of the buffer is in the state ROW. What Mr. Griska suggested is a vernal pool is in the state Right of Way (ROW).

Jan Griska: You have convinced me.

MOTION: Joe Hill moved to go to deliberative session. Marcia Breckenridge seconded the motion. **Vote: 5-0-0**



RINDGE BOARD OF ADJUSTMENT

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www.town.rindge.nh.us

DECISION TREE FOR A VARIANCE

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

It does not alter the character of the neighborhood and does not threaten health, safety and welfare.

Vote: 4-1-0 Joe Hill voted No.

2. Granting the variance would do substantial justice because:

The gain to the Town is outweighed by the loss to the property owner

Vote: 5-0-0

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

It preserves the values and character of the town and there is no threat to health, safety and welfare

Vote: 5-0-0

4. Granting the variance would not diminish surrounding property values because

It would not diminish property values.

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 special features are the loss of front setback due to encroachment of the road and very shallow but wide shape of this building lot compared to neighboring lots.

Vote: 5-0-0



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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 has been known as a building lot. The intention, prior to encroachment, was as a building lot.

Vote: 5-0-0

MOTION: Rick Sirvint moved to grant the Variance because all five criteria have been met. Marcia Breckenridge seconded the motion. **Vote: 5-0-0**

The Variance has been GRANTED

David Drouin: Congratulations, your Variance is approved. There is a 30 day appeal period. Proceed at your own risk.

Approval of minutes for June 23, 2015

MOTION: Joe Hill moved to approve the minutes as written. Rick Sirvint seconded the motion. **Vote: 5-0-0**

Pick reviewers for August Hearing.

Cutoff date is Tuesday, August 4, 2015 for meeting on August 25, 2015 Joe Hill and Marcia Breckenridge will review

Other Business

ZBA Clerk Susan Hoyland addressed the Board as to her inability to be able to continue to fulfill all the duties required of the ZBA Clerk. She said she is no



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longer able to drive at night and as of October 2015, would be unable to continue attending the night meetings. She said that the Planning Board has decided to consider either taping or videotaping their meetings and retain her services during the daytime hours. Susan Hoyland said that, while that may work well for the Planning Dept., given that they have a Planning Director at their meetings, she felt the clerk duties of ZBA are much more active during meetings and that this may not be a good choice. Chairman David Drouin said that he would speak with Jane Pitt and see what solutions could be considered.

Motion for adjournment: 9:10 pm

Minutes respectfully submitted by:

Susan Hoyland, Clerk