



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

PUBLIC HEARING MINUTES APRIL 26, 2016

APPROVED 5/24/2016

Members Present: David Drouin (Chair), Marcia Breckenridge (Vice-Chair),
Janet Goodrich, William Thomas, Phil Stenersen

Alternates: Joseph Hill MD, Rick Sirvint

Recusal: None

Absent: None

The Hearing started with the Pledge of Allegiance at 7 PM. Druin requested that Hill take the minutes.

Election of Officers: Breckenridge nominated Druin to be Chair, seconded by Thomas. Vote was 4/0 with Druin abstaining. Goodrich nominated Breckenridge as Vice-Chair, seconded by Druin. Vote was 4/0 with Breckenridge abstaining.

Sirvint read the case before the Board.

Case 1088: San-Ken Homes, Inc., 586 Turnpike Road, New Ipswich, NH 03071, for property located at 6-84 Lord Brook Road, Rindge, NH 0346, Map 6, Lot 84 for a Variance from Article V Section B-1 of the Zoning Ordinance to permit construction of a single family dwelling set back no less than 30' from Lord Brook Rd. and set back no less that 30' from Lord Hill Road.

Hill Read the appropriate ordinance.

ARTICLE V, SECTION B-2 of Rindge Zoning Ordinance: No Building shall be located closer than 30 feet to an abutter's property line, or 50 feet from the edge of a right-of-way.

Sitting on the case: Goodrich, Breckenridge, Drouin, Thomas, Stenersen

Applicant Ken Lehtinen stated that he acquired the lot about one year ago. He stated that most of the lot is covered by easements and in order to build a dwelling, he needs to ease into the setbacks.

Drouin: Do you have a house survey?



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Lehtinen: I do not have a house one. I came to this Board first to get relief prior to proceeding with construction.

Drouin: We do not have adequate information.

Hill: Could we postpone further discussion until we have the survey?

Drouin: The applicant is here as he wants setbacks relaxed. The applicant needs a double set of relief from two lines and easements.

Paul Daley (abutter) stated he is concerned about the need for a survey and then left the meeting.

Julia Latourneau (abutter): I have several concerns. Where is the driveway going? I also am concerned about headlights shining into our home from his driveway. There also has been a recent accident near our house. I also am concerned as to where the septic area and well are planned.

Louise Latourneau: I have issue with the results of their self survey.

Drouin: I am very concerned about not having a survey with double Variance and easements.

Lehtinen: "Can we ask for a continuance?"

Sirvint: He asked about the driveway and headlight issue and how to determine affects on property values.

Lentinen: He said that the lights are adverse, while I do not want them right on the side of the road.

Drouin: The applicant needs to conform to what is requested in the regulations and produce either an accurate plot plan, a scale drawing, or a survey to this Board.

Goodrich motioned for a continuance until next month. Breckenridge seconded the motion. Vote 5/0

Approval of Minutes of 3-22, 2016: Thomas made the motion with Breckenridge seconding to approve the modified minutes. Vote 4/0 Goodrich abstained. It was



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noted that the approved minutes from October 27, 2015, January 26, 2016 and the Decisions for Cases 1086 and 1087 have not been distributed.

Appointment of Alternates: Goodrich motioned with Stenersen seconding that Sirvint be appointed to another 3 year term as Alternate. Vote 5/0 Thomas motioned with Drouin seconding that Hill be appointed to another 3 year term as Alternate. Vote 5/0

Reviewers for May are Sirvint and Hill.

Thomas motioned to adjourn at 8:35 PM. Drouin seconded. Vote 5/0.

Respectfully submitted:

Joseph Hill MD Alternate, Clerk pro-tem.