



TOWN OF RINDGE - ZONING BOARD OF ADJUSTMENT

30 PAYSON HILL ROAD

RINDGE NH 03461

PH. (603) 899-5181 x 105 FAX (603) 899-2101 TDD 1-800-735-2964

www.rindgenh.gov

Zoning Board of Adjustment – Public Hearing Tuesday, October 28, 2025 – 7:00pm Rindge Town Offices, 30 Payson Hill Road Minutes

7:00 pm - Meeting called to order by Chairman George Carmichael

Members and Alternates: George Carmichael, Ross Thermos, Marcia Breckenridge, Phil Stenersen, Marty Kulla, Peter Letourneau (Alt.), Kevin Sawyer (Alt.), Terence Fogg (Alt.)

Public Present: Jim Critser, Tom Coneys, Cathy Lavoie and Andre Lavoie

For general information, the Zoning Board of Adjustment (ZBA) has five voting members.

Alternates may participate during the testimony phase and are permitted to ask questions, as may members of the public. Anyone wishing to speak during portions of the hearing open to public must first be recognized by the Chair and should state their name and address for the record.

Once the testimony phase is closed, only the five voting members will participate in the deliberations and decision-making process.

If a regular member is absent or recuses themselves from a case, the Chair will appoint an alternate to serve in their place.

Announcements:

- Clerk announced where public notices were posted: Monadnock Ledger Transcript, Town Offices bulletin boards upstairs and downstairs, Rindge Post Office.
- Chairman Carmichael asked if there were any recusals: hearing none, the meeting proceeded. Voting members will be George Carmichael, Ross Thermos, Marcia Breckenridge, Phil Stenersen, Marty Kulla.
- Chairman Carmichael noted that the Public Notice was incorrect as it featured a typo where it was stated that requested relief from Section 4, Article B2 instead of how it was listed as relief from Article 4, Section B-1. He asked if the Board would still be willing to review the case as it was an internal error on the Public Notice, not one by the applicant. The Board agreed.
 - Breckenridge motioned to correct the typo and that the case 2025-014 now reflect a request on a variance from B-2 rather than B-1, seconded by Kulla. Board voted 5-0 in favor and the motion passed.

ZBA Case# 2025-014: A Variance is requested from Article IV, Section B-2 of the Rindge Residential Zoning Ordinance for 11 Sharon Place Rindge, NH, Map 47 Lot 45, in the Residential District owned by Cathy and Andre Lavoie to reduce required proximity to the road for the construction of a house.

- Carmichael read the case ordinance and opened the public discussion period
- Public Discussion Period
 - A. Lavoie noted that the property was purchased and cleared for new building and existing septic tank was discovered to be in good condition for the new build. Since the house must be within 5' to the septic, using the existing would require the house to be built closer to the road than town ordinance requires.
 - Lavoie continued that the house would have a full basement with a slab foundation for the garage.
 - Stenersen addressed the case and noted that the property would be within 32' of the travelled way that it would not be uncharacteristic for homes in the Little Michigan area.



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- A. Lavoie noted that there was a home previously on the property which had burned down prior to their purchase of the property, unsure of the original home location in proximity to the road.
- Stenersen asked whether moving the tank and rotating it would give the required distance off of travelled way, which it would not. Rotating the tank would not have a significant impact on the septic design.
- Carmichael asked if the septic could be moved to the other side of the property to conform, which was not advised by Stenersen. Frontage on Monadnock Rd would also be tight and would require another variance.
- Kulla noted that the plans conform to the town regulation for proximity to the neighbors and that it seems to be the best case scenario for the house plan and location.
- Carmichael reiterated to the applicants that their application was correct as written for the relief, and that the typo on relief was made on the ZBA side.
- Letourneau noted that the side setbacks clearly show the stakes and was professionally surveyed for lot lines, as was confirmed by the applicants.
- Thermos moved to enter deliberative session, seconded by Breckenridge. Board voted 5-0 in favor and the motion passed.
- Deliberative Session
 - Thermos noted that the plans and variance offer the best possible situation. Carmichael and Stenersen noted that the neighboring proximity setbacks are confirming.
 - Breckenridge moved to approve the application as written, seconded by Kulla. Board voted 5-0 in favor and the motion passed.
 - Variance for 11 Sharon Place was approved.

Approval of Minutes: September 23, 2025

- Carmichael moved to approve the minutes of September 23, 2025 as written, seconded by Breckenridge. The Board voted 5-0 in favor and the motion passed.

Other business that may come before the Board.

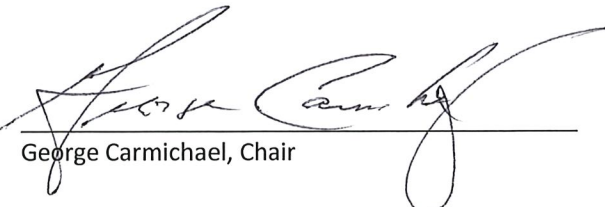
- Carmichael thanked Thermos for his time and effort in putting together the ZBA binders, which was echoed by the commission.

Adjournment

- Breckenridge moved to adjourn, seconded by Kulla. The Board voted 5-0 in favor and the meeting was adjourned at 7:21pm.

Respectfully submitted, Amanda Nardini

Approved 11/25/2025


George Carmichael, Chair


Marcia Breckenridge, Vice Chair