



ZONING BOARD OF ADJUSTMENT  
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**ZONING BOARD OF ADJUSTMENT**  
**MEETING MINUTES**  
November 25, 2025 – 7:00pm

7:00 pm - Meeting called to order by Chairman George Carmichael  
Members and Alternates: George Carmichael, Ross Thermos, Peter Letourneau, Terence Fogg, Marty Kulla, Marcia Breckenridge  
Members and Alternates Absent: Phil Stenersen, Kevin Sawyer  
Public in Attendance: Jeff Burns, Dee Burns, Megan Naresky, Karen Naresky, Andrew Ladeau

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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 comment 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.

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Recusals: Chairman Carmichael asked if there were any recusals; hearing none, the meeting proceeded. Voting members for the evening will be Carmichael, Breckenridge, Thermos, Kulla, Fogg. Clerk announced where the notice of Public Hearing were posted: Monadnock Ledger Transcript, Town Offices on upstairs and downstairs bulletin boards, Rindge Post Office

**Public Hearings:**

**ZBA Case# 2025-015:** A Variance is requested from Article XIII, Section E of the Rindge Zoning Ordinance to permit the construction of a single family dwelling on a minimum 2 acre lot having less than the minimum frontage located at Map 6 Lot 50-9 in the Residential/Agricultural District located at 32 McGregor Lane and owned by Kimberly Naresky.

- Carmichael noted that the Ms. Naresky had already been before the ZBA on August 28 and was approved for a variance. Kulla read the relevant ordinances pertaining to the case.

**Public Session**

- Naresky read a statement that she prepared for the meeting summarizing her previous approval before the ZBA (2025-11) and the confusion of needing to reappear before the Board in order to construct a single-family home on a lot with less than the required frontage.
  - Carmichael apologized for the confusion on behalf of the town for providing her with incomplete information regarding the full extent of the relief she needed.
- Kulla and Breckenridge noted that the application seemed very straightforward.
- Carmichael stated that Conservation Commission noted a lack of plans and home location, which prevented them from offering an opinion on the case in advance. Carmichael asked Naresky if there were any wetlands present on the property or near building site. Naresky replied that to her knowledge there were not wetlands in the proximity of the proposed house build.
  - Kulla noted that location of the septic tank will be dependent on home location.
- Breckenridge moved to enter deliberative session, seconded by Kulla. ZBA voted 5-0 in favor.
- Breckenridge moved to exit deliberative to address potential testimony from abutters who had arrived late.
- Dee Burns, 92 Hunt Hill Rd, noted that she came to attend meeting in support of the plan and noted a wetland near their driveway and asked for consideration on the build to not disrupt the flow of water.
  - Naresky noted that she and the engineer will work with abutters on any issues.

- Burns asked if there would be a wetlands study done as part of the build due to wetland and erosion concerns in the property and abutting lands.
- Carmichael asked Naresky if the engineer has been out to identify buildable land, and she explained that they would not proceed until the variances were addressed. Kulla noted that engineer should be able to best identify how to mitigate any wetlands if there is a potential crossing.
  - Breckenridge followed with question to Kulla asking if a civil engineer would be able to deal with proper drainage and location.
- Burns noted that the water mentioned does run down into conservation land.
- Kulla noted that any additional culverts will not drain the water from the abutter's property, but intended to maintain the flow. Applicant and abutters agreed to this statement.
- Breckenridge moved to return to deliberation, seconded by Carmichael. Board voted 5-0 in favor, moved to deliberative session.

Deliberative Session

- Carmichael asked the Board for any statements or questions
- Breckenridge moved to approve as per the application because it meets all of the criteria and addresses the concerns of the abutters, seconded by Thermos. Board voted 5-0 in favor and the motion passed.
  - Case 2025-15 Variance for Section XII Section E approved.

Approval of Minutes: October 28, 2025

- Carmichael asked for the general information notation to be removed in future minutes.
- Breckenridge moved to approve the minutes of October 28, 2025 as written, seconded by Carmichael. Board voted 5-0 in favor, minutes approved.

Other business that may come before the board.

- Carmichael addressed a note received by the Rindge Executive Secretary regarding a standing invitation for ZBA participation in upcoming Planning Board meetings on the backlots study scheduled for December 9 and continuing until further notice. The Board discussed the invitation and voted unanimously that ZBA attendance could present a conflict of interest. Chairman Carmichael will draft a reply.

Adjournment

- Thermos moved to adjourn, seconded by Breckenridge. Board voted 5-0 in favor, meeting adjourned at 7:32 pm

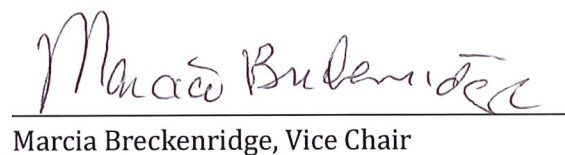
*The agenda is subject to change at the Board's discretion.*

*Respectfully submitted, Amanda Nardini*

Approved December 23, 2025



George Carmichael, Chair



Marcia Breckenridge, Vice Chair