



ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

September 23, 2025 – 7:00pm

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

Members and Alternates: G. Carmichael, R. Thermos, M. Breckenridge, K. Sawyer, P. Letourneau, M. Kulla, P. Stenersen

Public: Tom Coneyes, Selectman

Chairman Carmichael opened the meeting by outlining how the proceedings would be conducted. He then asked if there were any recusals. Phill Stenersen, who was presenting the case this evening, stated that he would be recusing himself. Alternate Peter Letourneau was appointed to sit in his place.

Clerk announces where the notice of Public Hearing were posted: Monadnock Ledger Transcript, Town Offices (upstairs and downstairs), Ingalls Memorial Library, Rindge Post Office

Public Hearings:

ZBA Case# 2025-13: A Variance is requested from Article IX, Section B-1 of the Rindge Zoning Ordinance for 29 Rand Road, Rindge, NH, Map 2 Lot 41-5A, in the Business Light Industry District owned by Philip R. and Judith H. Stenersen to reduce frontage in a proposed subdivision.

- Sitting on this case will be Peter Letourneau, George Carmichael, Marcia Breckenridge, Ross Thermos, Marty Kulla.
- Public Hearing
 - Phil Stenersen presented his case, clarifying that the proposed decreased frontage on lots is not to increase the number of lots, but rather to alter the existing lot frontage to make them more useable. He showed the board on a map that by using right of ways and alternate methods, there is a way to assign correct frontage
 - Carmichael asked the board if they needed to hear the variance criteria read out by applicant, which was deemed no necessary.
 - Breckenridge moved to enter deliberative session, Thermos second.
 - 5-0 approved
- Deliberative Session, A
 - Breckenridge noted no questions, as did other members of the Board.
 - Stenersen voiced addition information on his application, that Carmichael agreed to exit deliberative session to hear.
 - Carmichael moved to exit deliberative, Thermos seconded, 5-0 approve
- Public Session
 - Stenersen made note of application with leeway to move frontage a few feet depending on final lot. Carmichael noted that the plan for application seemed sufficient as written.
 - Breckenridge moved to reenter Deliberative Session, Board voted 5-0
- Deliberative Session, B

- Breckenridge moved to accept and approve the variance as written being that the board all indicated that they read it and approve it as written, seconded by Kulla.
 - Board voted 5-0 in favor, variance granted.

Discussion of case acceptance deadline change

- Carmichael moved that the Board changes the monthly ZBA application deadline from 5p to 2pm on second Tuesday, seconded by Kulla.
 - Board voted 5-0 in favor, motion approved.

Board Binder Update

- Thermos noted that all materials are in house, project can be completed within two months.
- Carmichael asked for deadline on expected completion, requested for October 28 meeting.

Approval of Minutes: August 26, 2025

- Breckenridge moved to approve the meeting minutes of August 26 as written, seconded by Carmichael.
 - Board voted 5-0 in favor, minutes approved.


Adjournment

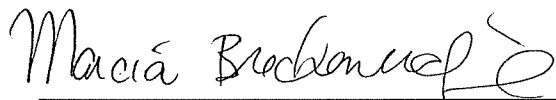
- Stenersen moved to adjourn, seconded by Carmichael.
 - Board voted 5-0 in favor, meeting adjourned, 7:11pm

Other business that may come before the board.

Respectfully submitted, Amanda Nardini

Approved October 28, 2025


George Carmichael, Chair


Marcia Breckenridge, Vice Chair