



ZONING BOARD OF ADJUSTMENT  
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ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
August 26, 2025 – 7:00pm

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

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

Public Present: David Drouin (Conservation Commission), Tom Coneys (Selectman), Kim Naresky, Megan Naresky, Andy Ladeau, Tracy Faneytle, Barbara Jacob, Zack Beckmann, Ariann Beckman, Dee Burns, Keith Griffin, Cheryl Aubin, John Aubin, Don Topham, Jim Crister, Andy Krook, Ashley Saari

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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: none heard

Clerk announced where the notice of Public Hearing were posted: online, Monadnock Ledger Transcript, Rindge Post Office, Rindge Town Office (upstairs and downstairs bulletin boards)

**ZBA Case# 2025-08, CONTINUATION:** A Variance is requested from Article 3&4 Section J&A to permit operation of food trailer for Map 11 Lot 11 in the Residential District, located at 7-13 Grassy Pond Road and owned by Andrew Krook.

- This case was first opened on July 22, 2025 and the Board voted to continue the case to August 26, 2025. The Board will first open public
- Sitting on this case is George Carmichael, Marcia Breckenridge, Peter Letourneau, Kevin Sawyer, Marty Kulla was sitting on the case but absent on 8/26. Applicant was asked if four voting members rather than five was acceptable, which he agreed to.
- Public Hearing Opened
  - Andy Krook (46 Old Rindge Rd, New Ipswich) presented his case. Following the meeting on 7/22, Krook went back and found the minutes from 4/21/1987 approving a variance for a small business. He also found the tax card from 1977 that approved a motel on the site as well.
  - Don Topham (0 Grassy Pond Rd) contended that the variance should not carry over since the coffee shop is a trailer on wheels and mobile, as the former tackle shop was part of the home. Krook countered that the former tackle shop was not part of the home and was a separate building on the property.
  - Breckenridge moved to enter deliberative session, seconded by Carmichael. The Board voted 4-0 and moved to deliberative session.
- Deliberative Session
  - Breckenridge stated that unless the original variance prohibited the type or location of the business, it would not matter the type of business now being proposed. Carmichael added that the business is now being called a tackle and coffee shop, further confining to the original variance.
  - Carmichael moved that based on testimony presented, the Board finds that Mr. Krook's small trailer represents a genuine attempt to teach his young daughter the practices and responsibilities of operating a small business. His decision to bring her to the hearing further

demonstrated a parent's effort to show how the process of local government works. The Town's issuance of a cease-and-desist in this matter was unnecessarily heavy-handed, and it failed to recognize that a variance for business already existed on this property. The ZBA acknowledges that fact. Consistent with our duty under New Hampshire land use law, this Board must apply the rules not only with fairness, but also with compassion and common sense. Accordingly, I move that we approve Mr. Krook's variance as submitted. The Board further finds that expansion represented by the addition of a coffee winder is a minor change, one that does not alter the essential character of the property or the surrounding neighborhood. Seconded by Letourneau. The Board voted 4-0 in favor, motion approved.

- NOTED – Carmichael originally stated the incorrect name in his motion as MR. Olsen rather than Mr. Krook. He acknowledged this error and edited the motion to reflect such. Carmichael then moved that the Board approve Mr. Krook's variance as submitted, seconded by Letourneau. The Board voted 4-0 in favor, motion passed.

**ZBA Case# 2025-10:** A Variance is requested from Article V, Section B-1 of the Rindge Zoning Ordinance to permit the creation of a shared driveway that does not meet road frontage requirements for Map 6 Lot 88 in the Residential/Agricultural District located at 65 Hill Top Drive and owned by Barbara Jacob.

- Thermos read the relevant ordinances, Article V, Section B-1
- Sitting on this case is Phil Stenersen, Marcia Breckenridge, Ross Thermos, Terrance Fogg
- Public Hearing Opened
  - Zack Beckman (PO Box 64, New Ipswich) presented the case asking for a variance to add a shared driveway and read through the five criteria pertaining to the application. In summary, the variance would not be contrary to public interest as it would have limited impact, the owner would like to sell buildable land to family but is constricted because the lot was made before zoning ordinance was adopted, the home design will be similar to the original dwelling and addition of a home would increase tax base, special conditions exist because the original lot was created before modern zoning ordinances and no adequate frontage exists on the property.
  - Carmichael asked clarification on plan to extend driveway and create second dwelling, which was confirmed
  - Letourneau asked if Hilltop Rd is public town road, which is a private road.
  - Stenersen asked regarding the application if he is aware of the frontage on any of the neighboring properties and noted that the only frontage on the property connected to a town road would be through Lord Brook Rd and still would not confirm with the current zoning regulations. It would also be a steep incline.
  - Fogg asked for the frontage available on Lord Brook Rd, which was answered as approx. 150ft.
  - Jim Critser (77 Main St) noted that the road runs from Todd Hill to Lord Brook Rd. He added that there is not enough frontage on either road and goal is to further private road and extend driveway.
  - Drouin noted that creation of a shared driveway is not the variance requested, it is to create a second lot. He highlighted a prior case with similarities on Homestead and Forristall roads. He noted the lack of lot lines and plans on the proposal, which was defended by the applicant as the variance is needed first before addressing buildable lots with a surveyor.
  - Fogg asked if applicant had plan of how to subdivide the lot and how much land, which was answered with it being subdivided on a two acre lot only for one home.
  - Stenersen suggests that if the board were to entertain the motion, possibility of adding some frontage on Lord Brook Rd. would suffice need for access.
  - Thermos asked about nature of the plot coming up from Lord Brook Rd, which was confirmed to be a steep incline from the road up to the current dwelling and not ideal.
  - Critser added that the primary access for the dwellings is off of Hilltop Dr. and is a much more reasonable access.
  - Breckenridge moved to enter deliberative session, seconded by Carmichael. The board voted 5-0 and moved to Deliberative Session.
- Deliberative Session
  - Carmichael noted that the location and addition of a driveway would be tight.

- Stenersen noted that frontage requirement is that it would need some access to frontage on public road. Depending on where the applicant subdivides, there would create access for new property but take it away from the primary residence.
- Thermos agreed it may be tight but either the variance is approved as a two acre lot or it could be reviewed and divided in half and the applicant would need to come before the board again.
- Breckenridge reviewed the criteria qualifications and noted that it being a tight area would not exclude the variance's approval. Stenersen noted that the ordinances exist, but approving would not run contrary to those reasons.
- Breckenridge asked if Stenersen is suggesting putting an addendum to the approval, if approved, where he asked the homeowner who Hilltop Dr. was deeded to and she replied that it was deeded to her property from original construction.
- Breckenridge moved to grant the variance as written because after discussion and no objections from public, neighbors, or real estate agents, it is reasonable, seconded by Letourneau. Board voted 5-0 in favor and the variance passed.

**ZBA Case# 2025-11:** A Variance is requested from Article V, Section B of the Rindge Zoning Ordinance to permit the construction of a single family dwelling on a minimum 2 acre lot for Map 6 Lot 50-9 in the Residential/Agricultural District located at 32 McGregor Lane and owned by Kimberly Naresky.

- Thermos read the relevant ordinances.
- Sitting on this case is Phil Stenersen, Marcia Breckenridge, Ross Thermos, Terrance Fogg
- Public Hearing Opened
  - Kimberly Naresky, (32 MacGregor Lane) presented her case, noting that it is just her on the application as her husband passed away. As the owner of a 42-acre property, she is requesting the construction of a single-family home on the property. As the lot was created before zoning ordinance, it does not have proper frontage on Hunt Hill Rd. The property does have two legal easements. Naresky read through the variance criteria in a written statement. Naresky's daughter, Megan Naresky, provided the Board with a detailed printed plan, which Naresky presented to the Board.
  - Carmichael clarified if that Naresky would use the right of way to create access to a new single-family home and if the access did not work out, she planned to create a shared driveway to access to the road. Naresky agreed.
  - Naresky noted that there is paved access surrounding her land, including fresh paved driveway for a neighboring property to use her right of way for an access to their property.
  - Dee Burns (92 Hunt Hill Road) noted her property as an abutter and that there is standing water 3 seasons of the year on her property and in the surrounding area. The area is currently very soft and muddy and drains into Stearns conservation land which might be a conservation/wetlands issue.
    - Carmichael and Breckenridge noted that there is a way to avoid the potential wetlands issue by going with option for shared driveway.
  - Stenersen recommended if the variance was approved to divide the lot to provide at least 50ft of frontage for each property since frontage needs to be present even if not used. He elaborated in the dividing that a right to pass or repass/easement would need to be present for future landowners.
  - David Drouin (Conn Comm) spoke to a concern received by the town about the potential wetlands, noting that approval for a wetlands crossing would be necessary if that entrance was deemed appropriate for access.
  - Breckenridge moved to enter Deliberative Session, seconded by Thermos. The Board voted 5-0 and moved to Deliberative Session.
- Deliberative Session
  - Stenersen noted that this case is similar in essence to the previous case heard (2025-11).
  - Fogg asked if adding a stipulation for wetlands issue, but it would be addressed at the state level, not needed.
  - Carmichael moved to approve the variance as written, seconded by Breckenridge. The Board voted 5-0 in favor and the variance was approved.

**ZBA Case# 2025-12:** A Variance is requested from Article V, Section B, and Section 2 of the Rindge Zoning Ordinance to permit the construction a shed and a carport for Map 5 Lot 16-1 in the Residential/Agricultural District located at 63 Abel Rd and owned by John and Cheryl Aubin.

- Thermos read the relevant ordinances.
- Sitting on this case is Phil Stenersen, Marcia Breckenridge, Ross Thermos, Kevin Sawyer
- Public Hearing Opened
  - John Aubin (63 Abel Road) presented his application and intent to build a carport on his property to create additional storage that would not detract from town ordinances and would be minimally invasive to any abutters. He also noted the smaller size of the lot with less than adequate frontage, and landscape challenges. Aubin then asked the board if he was to change his structure from a carport to a finished garage would it need to come back before the board.
    - The Board discussed this last point and if approving the variance for a carport structure would then also allow a change in plans from carport to finished garage as defined as a building structure.
  - Carmichael asked clarification on dimensions of the proposed buildings, to which Aubin clarified he was looking for a 12x16' shed and 26x24" carport structure. Aubin added that the proposed area was chosen due to septic location and challenges on other parts of the property.
  - David Drouin (Con Comm) noted absence of wetlands but noted concern of potential runoffs to property or abutters. While wetlands do not exist, the potential of runoff for a foundation garage vs a gravel carport may be different.
  - Keith Griffin (61 Abel Rd) agreed that the driveway is an issue for property owners, was not aware of the more permanent nature and intent in Aubin's application. He wanted clarification on the nature of the proposed permanent structure.
  - Breckenridge asked if making a walled carport would make it a permanent structure, which was debated.
  - Aubin clarified that his intent was to have the carport with a concrete foundation.
  - Stenersen asked Griffin if he was more concerned with the prospect of a permanent structure as proposed, which he agreed with since it would be close to his property line and potentially affect his property line and landscape.
  - Breckenridge asked Aubin if he specified in the application the type of foundation he intended to use, which he did not specifically do.
  - Stenersen noted that if applicant was approved for a pad and came back before the board for a foundation, it would be unfair to deny. Stenersen and Carmichael discussed the
  - Jim Critser (77 Main St.) expressed caution in building 4ft to property line and recommended the property be surveyed, Aubin noted he had employed a surveyor to mark the property.
  - Breckenridge moved to enter Deliberative Session, seconded by Sawyer. Board voted 5-0 and moved to Deliberative Session.
- Deliberative Session
  - Carmichael asked if it could be worded to approve with an Alaskan slab only, Stenersen replied that it could be and a waiver could be obtained for the additional sqft through building department. He addressed the need to build as planned because of the challenges of the property which leaves the location as proposed. He expressed concern in approving with it being so close to the abutting property.
  - Stenersen moved to approve as written with one proviso with an Alaskan slab only and not a dug foundation, seconded by Carmichael. The Board voted 5-0 in favor and the variance was approved.

Approval of Minutes: February 25, 2025 and July 22, 2025

- Stenersen moved to approve both sets of minutes as edited, seconded by Breckenridge. Board voted 5-0 in favor, the motion passed.

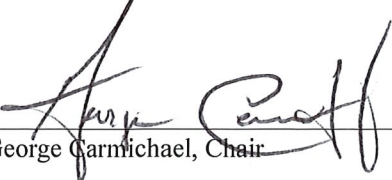
Other business that may come before the board.

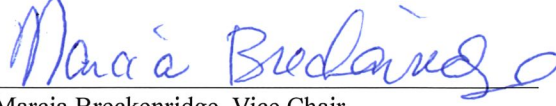
Adjournment

- Breckenridge moved to adjourn, seconded by Breckenridge. Board voted 5-0 in favor.  
Meeting adjourned at 8:23pm.

Approval of Minutes

The minutes of August 26, 2025 were approved as written at the September 23, 2025 ZBA meeting.

  
George Carmichael, Chair

  
Marcia Breckenridge, Vice Chair

