



**ZONING BOARD OF ADJUSTMENT**  
**30 PAYSON HILL ROAD**  
**RINDGE NH 03461**  
**PH. (603) 899-5181x105 FAX (603) 899-2101 TDD 1-800-735-2964**  
**www.rindgenh.gov**

**ZONING BOARD OF ADJUSTMENT**

**MEETING MINUTES**

June 24, 2025 – 7:00pm

7:00 pm - Meeting called to order by Chairman George Carmichael  
Members and Alternates Present: George Carmichael, Marcia Breckenridge, Phil Stenersen, Marty Kulla, Ross Thermos, Kevin Sawyer (Alt.), Peter Letourneau (Alt.), Terrence Fogg (Alt.)

---

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.

---

Recusals: Phil Stenersen on Case 2025-06, Terrence Fogg as Alternate  
Clerk announces where the notice of Public Hearing were posted: Town Offices (2x), Ingalls Memorial Library (1x), Rindge Post Office (1x), Monadnock Ledger Transcript

**Public Hearings:**

**ZBA Case# 2025-06:** A Variance is requested from Article IX, Section A of the 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.

- Ross Thermos relayed the relative ordinances.
- P. Stenersen presented his case. Property was purchased in 1985, which does not abut rt202. Residences surround the property with the exception of one business as a corner abutter. Stenersen has attempted to sell the property in totality (residence, land, shop) but has been unsuccessful which has led to decision to apply for variance to rezone as residential.
- Carmichael asked if the proposed six lots would meet town requirements, which Stenersen confirmed as written in application.
- No public commentary presented.
- Breckenridge moved to approve as written, seconded by Thermos.
  - Carmichael asked for condition in approving that the lots would be zoned solely for residential use moving forward as his concern is that residential lots could abut business light industry in future.
    - Stenersen replied he would prefer to not have condition on two of the lots. Carmichael proposed that if Stenersen would prefer, case could be put on hold with amended restrictions on some of the lots.
    - Breckenridge asked if the variance with condition was approved, if any future lot owner would be allowed to apply for business zoning, which was confirmed.

- Stenersen is open to returning with a converted plan but noted that there is currently business light industry on the property. Carmichael addressed potential conflict of future homes that will be developed with the existing business on site.
- Carmichael asked Stenersen which lots he would be amenable to putting a restriction on. Discussion noted the four western lots as acceptable for conditions.
  - Thermos added that the four western lots would be residential with the 2 eastern lots restricted/grandfathered by existing shop.
- Carmichael noted that per NH Municipal, a change in district would require a town vote, restrictions and changes can be made by individual lots.
- Kulla asked Carmichael what conditions can be added to lots. Asked if any conditions can be added and if so, can a restriction be added on those four western lots in agreement for no future business. Kulla noted that it could be approved with conditional wording on future expansion of business.
- Breckenridge asked Stenersen's opinion on bringing in a streamlined application after hearing the concerns of the board which was agreed to if necessary, but asked for clarification on the conditional aspects. Stenersen also was amenable to having the application approved for residential use as written.
- Thermos asked for confirmation that Stenersen is open to approval of the variance with condition of it all being restricted to residential use, which he agreed.
- Thermos moved to enter deliberative session, seconded by Sawyer. The Board voted in favor of the motion 5-0, entered deliberative session.
  - Carmichael read the conditions to be applied to the variance, as follows: The variance is granted solely to permit residential use on the subject property. No commercial, light industrial, or other non-residential uses otherwise permitted within the Business Light Industry (BLI) District shall be allowed on any of the lots created pursuant to this variance. This condition shall run with the land and shall be binding upon the applicant and all subsequent owners or successors in interest, unless modified or rescinded by the Zoning Board of Adjustment through a subsequent application and hearing in accordance with RSA 674:33.
- Breckenridge moved to approve the application with the conditions as outlined by Carmichael, seconded by Carmichael.
  - Board voted in favor of the motion, 5-0

**ZBA Case# 2025-07:** A Special Exception is requested from Article II of the ADU Ordinance for 106 LaChance Drive, Rindge, NH, Map 17, Lot 16, in the Residential District owned by Rodney Seppala.

- Marcia Breckenridge relayed the relative ordinances.
- Troy Rich of GRAZ Engineering on behalf of Rodney Seppala rose to present, but did not have signed certification to speak on the applicant's behalf. Board agreed 5-0 to allow Mr. Rich to present on Mr. Seppala's behalf.
  - Rich presented shoreline design which notes the 4-br existing home and the proposed 2-br ADU for 910 sqft with proposed septic design which is currently being reviewed by the state. When asked if the owner would be living on the property, Rich confirmed that the owner currently resides on the property.
- Public Remarks
  - John Strauss, 118 LaChance Drive, asked the location of the existing well and septic.
  - TJ Fluharty, LaChance Drive, noted that the property owner does not live on the property, which is currently listed on AirBnB, which many of the attendees agreed with.

- Carmichael asked for proof that the rental is listed for more than six months of the year, public. The audience was unable to find the online listing, but attested to the fact it was listed on an AirBnb site prior to the meeting.
- Carl Pruter, Jowder's Cover Rd, asked if the property owner was compliant with the short-term rental policy of the Town of Rindge, which was also unknown.
- Thermos noted when speaking with the homeowner that homeowner's children are in school in Florida for the school year which deflates the argument that the property owner currently resides at the property for the necessary term to build an ADU.
- Breckenridge asked if any of the public present had the occasion to speak to a professional as to what the existence of an ADU would do to their home values, which they had not.
- Carmichael asked if the public if they have any incidents with noise complaints, which was confirmed.
  - Kulla asked which criteria pertains to the current conversation on noise, which would be section 1.
- Carmichael asked anecdotally if the public present sees the property as rented more than six months out of the year, which was confirmed by the attendees.
- Trish Struass, 118 LaChance Dr., walks or drives by the home in question multiple times and added that the lack of knowledge of who is living on the property was a cause for concern and safety issue.
- Breckenridge moved to enter deliberative session, seconded by Carmichael. Board voted 5-0 in favor to enter deliberative.
  - Thermos noted that the condition that the applicant must reside in the property which has not been met given testimony of the property owner and public.
  - Breckenridge recommended moving through the decision tree.
  - Criteria 1: the use will not create excessive traffic, congestion, noise, or odors.
    - Thermos noted it appears to already have given past history and public testimony, agreed by Breckenridge.
    - Kulla noted that summer on the lakeside properties are often louder and more boisterous which should be taken into account.
    - Stenersen noted that all development increases traffic and that may not be excessive. Thermos replied that the increased traffic has already been noted as an issue as the property shares a driveway with an abutting neighbor.
    - Breckenridge moves that the ADU will create excessive traffic noise and odors based on testimony by the abutters that the property is being used for rental only and already
    - Carmichael moved that the ADU will create excessive noise and traffic based on the public testimony that the property is being used primarily as a rental property and already creates excessive noise, seconded by Thermos.
      - Board voted 3-2 in favor and the motion passed.
  - Criteria 2: The proposed use will not reduce the value of surrounding properties.
    - Kulla moved that there is no professional testimony it will lower the values, seconded by Carmichael.
      - Board voted 5-0 in favor.
  - Criteria 3: There is adequate sewage and water facilities and sufficient offstreet parking
    - Carmichael moved to accept #3 as written, seconded by Breckenridge.
      - Board voted 5-0 in favor.
  - Criteria 4: The proposed use will preserve the attractiveness of the town.
    - Carmichael moved to approve as written, seconded by Stenersen.

- Board voted 5-0 in favor
- Kulla moved that case #2025-07 failed because it did not meet all four criteria, Carmichel seconded.
  - Board voted 5-0
- In addition, owner-occupancy questions arose from the neighbors.
- Additional testimony from abutters has been attached to the minutes on the final pages as requested to be added to the minutes. See pages 6-8.

#### **Request for Rehearing in Case #2025-03**

- Stenersen moved to close the public hearing and move into a closed meeting, seconded by Carmichael.
  - Board voted 5-0 and moved into closed meeting.
- Carmichael opened with information from ZBA attorney on moving forward with rehearing application and a response to Attorney Boldt's arguments
- Carmichael moved that there is not enough evidence for a rehearing based that there is no new information and based on the following points in response, as listed below, seconded by Thermos.
  - Board voted 4-1.
  - Carmichael read the following responses to the rehearing application:
    - 1: A variance is needed to allow this level of density in either district. We do not find the Class VI highway as being a special condition and the applicant did not show how the other lots are different in his testimony.
    - 2: The argument that the Board was inconsistent since it concludes that special conditions existed during the prior review. The Board see this as irrelevant since this is a new hearing and a new decision.
    - 3: The argument that this project is not as significant as other projects with a list. Each example on the list does not have fair and substantial relationship:
      - Payson Village, 2.8 acres 24 units, This is an elderly housing complex with different rules, it also sits on 15 acres; they lease 2.8 acres from the town.
      - Jason Dunbar Apartments, (Hasbrook) 3.2 acres 24 units, This was constructed prior to zoning in town.
      - Butternut Apartments, 2 acres 12 units, Commercial/Gateway district and allowed.
      - Kathleen's Place, 4.96 acres 16 units, Commercial/Gateway district and allowed.
      - Sears Drive 9.29 acres 12 units. Another elderly housing complex with different rules.
    - 4: The spirit of the ordinance factor is separate from unnecessary hardship.
    - 5: ZBA does not need to address it since it already ruled that the applicant did not satisfy the other components of unnecessary hardship.

Approval of minutes from May 14, 2025

- Carmichael moved to approve the minutes of May 14, 2025 as written, seconded by Breckenridge The Board voted in favor of the motion 5-0, motion passed.

Other business that may come before the board.

- Carmichael will be signing and sending the decision on Rindge Rentals Case 2025-03 which will be mailed on 6/25/25.
- Carmichael noted that future conversations with applicants should be avoided if they pertain to their cases.

Adjournment


- Breckenridge moved to adjourn, seconded by Stenersen. The Board voted in favor of the motion 5-0, motion passed.
- Meeting adjourned, 8:34pm

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

*Respectfully submitted, Amanda Nardini*

Minutes approved July 22, 2025

  
George Carmichael, Chairman

  
Marcia Breckenridge, Vice Chair

Abutter and Public Written Testimony Pertaining to Case #2025-07

Testimony #1

Date: June 19 2025

From: Charles and Gwen Aquadro, owners of the abutting 108 LaChance Drive property (via email: CFA1@CORNELL.EDU, GSA8@CORNELL.EDU)

Regarding Zoning Board of Adjustment's upcoming Public Hearing on Tuesday, June 24, at 7:00 p.m. in the Conference Room at the Town Office, 30 Payson Hill Road, Rindge, NH, concerning the following application:

ZBA Case# 2025-07: A Special Exception is requested from Article II of the ADU Ordinance for 106 LaChance Drive, Rindge, NH, Map 17, Lot 16, in the Residential District owned by Rodney Seppala.

We, Charles (Chip) and Gwen (Wendy) Aquadro own the abutting property at 108 LaChance Drive, Rindge, NH, Map 17, Lot 15. We have owned that property since 2010, and it was previously owned since the mid 1970s by Gwen Aquadro's parents, Calvin and Nancy Sholl. We want our comments recorded and written into the minutes of this hearing. We plan to be present in person to share our perspective and concerns regarding this Special Exception request.

Our concerns align with the following sections from the Accessory Dwelling Unit Ordinance (amended March 12, 2014).

Part of Section 2: Purpose: states "...owner occupied, single family dwelling, while maintaining aesthetics and residential use compatible with homes in the neighborhood."

Section 3: Requirements/Limitations lists:

B. In granting a Special Exception, the Board of Adjustment must find that the ADU is developed in such a manner which does not alter the character or appearance of the principal dwelling unit and accessory buildings as a single family residence.

...

D. An ADU shall only be permitted for a principal dwelling unit in which the owner of record of the property will personally reside in either the principal dwelling unit or the ADU, except for bona fide temporary absences.

More specifically, we are concerned with the first three of the four criteria listed in the Rindge Board of Adjustment Application for a Special Exception document.

**Criteria 1: The use will not create excessive traffic, congestion, noise, or odors.**

Concerns: We are very concerned that the proposed special exception will create excessive traffic on the small sand private road (LaChance Drive) as well as parking problems and noise. The use of 106 LaChance has been for the last ~year as an Airbnb listed as 4 bedroom (allowing for 12 occupants; and openings are listed for later this year). This has led at times to as many as a dozen cars at the property, for which the actual parking lot is modest. Adding an ADU with two additional bedrooms would allow for up to 18 occupants (and associated cars) which is inconsistent with the available parking.

This section of LaChance Drive is also a single lane private sand road which is designed for the small number of property residents who have lived here for years. 2

Additionally, the only driveway access to 106 LaChance from LaChance Drive is across an across a section of our property (108 LaChance Drive) that we own that is a main section of our single driveway access to our home. Additional car traffic on our section of that driveway used by them incurs an increase in both traffic and wear and tear on the driveway. With 5 grandchildren between the ages of 5 and 9, safety is a concern with increased traffic on our driveway.

Noise has been a serious problem with renters numerous times this past year including one weekend rental with perhaps 10-12 cars and non-stop partying and music that disturbed a large number of the residents along this section of LaChance Drive through the night and into the next morning. We contacted the Rodney (who was out of town) and his local manager of the property was notified and came and stopped that party, which we appreciated. But it illustrates what has happened in the past noise and congestion-wise, and what we worry will happen again particularly with an enlargement of the number of people allowed to stay at the property to potentially 18). This worry is magnified if the property is not owner-occupied the majority of the time during which rentals are occurring.

**Criteria 2: The use will not reduce the value of surrounding properties.**

Concern: This is a quiet residential area on a small sand road (most of LaChance Drive). The proposed ADU addition is inconsistent with a single family residence. Certainly the recent use of the property and associated large amount of traffic and sometimes noise will detract from the private feel of our current property at the abutting 108 LaChance Drive, thus potentially reducing the value of not only our property but that of other neighbors and for people looking for the quiet residential lake-side environment that characterizes this small road.

**Criteria 3: There are adequate sewage and water facilities, and sufficient off street parking is provided by the applicant.**

Concern: Here we are concerned regarding the issue of off street parking. As noted in our response to Criteria 1, the current use of 106 LaChance has been for the last ~year as an Airbnb listed as 4 bedroom (allowing for 12 occupants). This has led at times to as many as a dozen cars at the property, for which the actual parking lot is modest. Adding an ADU with two additional bedrooms would allow for up to 18 occupants (and associated cars) which is inconsistent with the available parking. Additionally, the only access to 106 LaChance is via an an easement to access from LaChance Drive across a section of our property (108 LaChance Drive) that we own that is a main section of our single driveway access to our home. This section of LaChance Drive is basically a single lane for which parking along the road is problematic.

Additional notes regarding 106 LaChance Drive property relevant to our above listed concerns: We note that 106 LaChance Drive/Map 17, Lot 16 is listed in the town property records as being owned by "The Shoreline, LLC", not "listed as Rodney Seppala". "The Shoreline" is also the name of the Airbnb ad for which the property is listed, and the sign for the property on LaChance Drive. Also, to our knowledge (and experience as neighbors), the property has not been owner occupied for more than a couple of months (at most) since it was purchased in Nov 2023. A recent conversation with Rodney, he indicated they'd be here for June and July, from their home and where their children go to school in Florida, and that he hoped to be able to rent the new ADU as a sort of caretaker for the Airbnb rental of the house. He said mold issues in the house would prevent particularly his wife from living there due to severe allergies. I am simply repeating what Rodney said to me, and that concerns us that he and his family do not plan to live for a significant portion of the year at the property himself/themselves.

Douglas and Diane Garner  
102 Lachance Drive  
Rindge, NH 03461  
June 20, 2025

Town of Rindge – Zoning Board of Adjustment  
30 Payson Hill Road  
Rindge, NH 03461

Re: ZBA Case #2025-07, 106 Lachance Drive

ZBA –

We live at 102 Lachance Drive, two properties east of 106 Lachance Drive. We oppose the granting of a ZBA Special Exception for 106 Lachance Drive, Rindge, NH. We further request that this letter be entered into the record for the case and authorize Charles F. Aquadro to present this letter to the ZBA on our behalf. We would attend the June 24, 2025 hearing, however, we are on travel outside the state on that date.

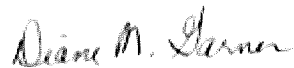
The reason for our opposition is that the Rindge ADU ordinance (Section 3D) requires that, "... *the property owner of record personally reside in the principal dwelling unit or the ADU, except for bona fide temporary absences.*" We understand that Rodney Seppala and his family live in Florida, his children attend school in Florida, and that they occasionally visit the property at 106 Lachance, while also using it as an AirBNB. Therefore, it would not be possible for him, as the owner, to meet the Rindge ADU requirement to live at 106 Lachance Drive. It is very likely that the requested ADU would, in fact, be used to expand the current AirBNB use of the property.

Thank you

Sincerely,



Douglas F. Garner



Diane M. Garner