



**ZONING BOARD OF ADJUSTMENT**  
**30 PAYSON HILL ROAD**  
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**ZONING BOARD OF ADJUSTMENT**

**MEETING MINUTES**

January 27, 2026 – 7:00pm

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

Members present: George Carmichael (Chair), Marcia Breckenridge (Vice Chair), Mary Kulla.

Members absent: Ross Thermos, Phil Stenersen.

Alternates Present: Kevin Sawyer, Peter Letourneau, Terrence Fogg

Alternates seated as voting members: Kevin Sawyer, Peter Letourneau.

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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

Notice of Public Hearing were posted: Town Offices (2x), Rindge Post Office (1x), Monadnock Ledger Transcript, Rindge town website

Chair Carmichael reviewed Board procedures with the audience and then shared guidance from Town Counsel regarding application of the five variance criteria under RSA 674:33.

**Public Hearings:**

**ZBA Case# 2026-01:** A Variance is requested from Article IV, Section B-1 of the Rindge Zoning Ordinance to permit reduced frontage to allow for two lots located at Map 11 Lot 36 in the Residential District located at 394 Cathedral Road and owned by Daniel and Gloria Marrotte.

- Presentation of Case and Public Testimony:
  - Kale Stenersen, on behalf of the applicants, requested a frontage variance to subdivide Map 11, Lot 36 into two lots, each with approximately 175 feet of frontage, resulting in two nonconforming lots. The applicant cited preservation of rural character, shared driveway access, and financial considerations as support for the request.
  - David Drouin, Rindge Conservation Commission, stated that financial hardship is not a zoning hardship and expressed concern regarding creation of two nonconforming lots from a conforming parcel.
  - Carmichael moved to enter Deliberative Session, seconded by Breckenridge. Board voted 5-0, motion approved.
- Deliberative Session
  - The ZBA discussed the Variance Criteria Findings, as follows:

- Public Interest: Carmichael moved that the proposal would undermine dimensional standards by creating two nonconforming lots from a conforming parcel. Seconded by Kulla.
  - Board voted 5-0 in favor, motion passed.
- Substantial Justice: Carmichael moved that financial considerations do not establish substantial justice and denial imposes no unfair loss. Seconded by Breckenridge
  - Board voted 5-0 in favor, motion passed.
- Spirit of the Ordinance: Carmichael moved that intentional creation of nonconforming lots conflicts with ordinance intent. Seconded by Breckenridge.
  - Board voted 5-0 in favor, motion passed.
- Property Values: Breckenridge moved that there was insufficient evidence regarding negative impact on surrounding values. Seconded by Sawyer.
  - Board voted 5-0 in favor, motion passed.
- Unnecessary Hardship: Carmichael moved that the property can be reasonably used as currently configured and that hardship was self-created by the subdivision proposal. Seconded by Sawyer.
  - Board voted 5-0 in favor, motion passed.
- Variance Decision
  - Carmichael moved to deny the frontage variance for failure to meet RSA 674:33 criteria, seconded by Kulla. The Board voted 5-0, Variance denied.

#### **Rehearing Request, Case 2025-16**

- The Board discussed rehearing application of case #2025-16 submitted by the Board of Selectmen and discussed whether reconsideration was appropriate under RSA 677:2 to ensure a complete and accurate record.
- Carmichael stated that he felt the Board did not adequately establish hardship and should grant a rehearing, as the motion made at the hearing failed to address the hardship criterion.
- Carmichael moved to grant the rehearing request, seconded by Breckenridge. The Board voted 5-0, request to rehear approved.

#### **Approval of Minutes – December 23, 2025**

- Carmichael moved to approve the minutes of December 23, 2025, seconded by Breckenridge. The Board voted 5-0, minutes approved.

#### **Adjournment**

- Carmichael moved to adjourn, seconded by Breckenridge. The Board voted 5-0, meeting adjourned.