

	<p style="text-align: center;">RINDGE BOARD OF ADJUSTMENT 30 PAYSON HILL ROAD RINDGE NH 03461 PH. (603) 899-5181 x 100 FAX (603) 899-2101 TDD 1-800-735-2964 www.town.rindge.nh.us</p>
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PUBLIC HEARING MINUTES
August 27, 2019 Approved

Regular members: Janet Goodrich, Marcia Breckenridge, Phil Stenersen, Cynthia Childs

Alternates: Joe Hill, Marty Kulla, Susan Wessels

ZBA Clerk: Michele Christian

Absent: Bill Thomas, Martin Kulla

Recusals: Phil Stenersen from Case 1132

Others Present: David DuVernay, Earl Robertson, David Drouin, Karen Stephenson, Daniel Whitney, Kirk Stenersen (Higher Design)

Chairman Goodrich convened the meeting at 7:00 PM with the Pledge of Allegiance. The clerk announced where the notice of Public Hearing was posted: *Rindge Post Office, Monadnock Ledger-Transcript, Rindge Transfer Station, Ingalls Memorial Library and the Town of Rindge website.*

Wessels read the case before the Board:

Case #1125: Earl Robertson, 14 Robertson Road, Rindge, NH 03461, for property located at 14 Robertson Road in the Residential-Agricultural District, Tax Map 21, Lot 18 for Special Exception from Article XIII, Section C of the Zoning Ordinance to permit a lawful nonconforming building to be altered or expanded.

Wessels summarized the relative ordinances.

Sitting on this case were Goodrich, Breckenridge, Stenersen, Childs and Hill.

Mr. Robertson presented his plan to the Board. He stated that he will be replacing a structure that has been on the property for 50 years with a new structure. He has placed the structure in such a way that he will not have to cut down any trees.

Hill stated that the ordinance says it is a lawful non-conforming building and wondered if it would be the same as altering the building because it is being torn down. DuVernay stated that he is moving the building further away from the setback and it is grandfathered. There will be a new septic system and leech field that is being designed by Carl Hagstrom and it will conform to state guidelines.

The well will be serving both properties. David Drouin stated that Con Comm set up a site visit. The applicant said that he would rotate the building 3 feet. The sanitary facilities were in one portion of the building and there was no explanation of the septic system. David Drouin stated that there was no new application and the site walk was scheduled. There is a problem with the setback. There is also a problem with it being a primary dwelling. There is an increase in an impervious surface within the setback of the wetlands. Hill moved that the case should be continued until there is a consensus from Con Comm. and for the applicant to come back to us, seconded by Childs. Approved 4-1-0 Yea 4, Nay 1 Stenersen

Drouin stated that there is a bathroom and the piping is within the 50 foot setback. Robertson stated that there will not be piping in the 50 foot setback because the plumbing comes out of the far side of the building. Robertson stated that he doesn't understand why where the bathroom is in the building is an issue. Kirk Stenersen stated that the plumbing inside the building has nothing to do with the ordinance. It is outside piping to the septic system.

Goodrich asked if Robertson would be amendable to meeting with Con Comm because there is no quorum of Con Comm at the meeting tonight.

Hill motioned that Robertson come back before the board with no charge for a variance and a recommendation from Con Comm, seconded by Childs.
Approved 5-0-0

Case # 1132: D.E. Foods (David E. Evans), Hanover, MA 02339, for property located at 5 Sonja Drive in the Business Light Industry District, Tax Map 6, Lot 99, 5-1, for a Variance from Article VI, Section D.3.A., of the Sign Ordinance to permit a second wall sign of 30.8 square feet in size on the building.

Sitting on this case were Goodrich, Breckenridge, Childs, Hill and Wessels.

Stenersen from Higher Design reviewed the KFC sign variance application. The application was in very good order so there was no discussion before moving to

deliberative session. Hill moved to go into deliberative session, seconded by Breckenridge, Vote 5-0-0.

Decision Tree for Variance

#1 The variance would not be contrary to public interest because it is consistent with all the surrounding businesses. Vote 5-0-0

#2 Granting the variance would do substantial justice because comparable signage is a necessity in the business district. Vote 5-0-0

#3 The variance would be consistent with the spirit and intent of the Rindge Zoning Ordinance because adequate visibility of the signage is necessary in the business district. Vote 5-0-0

#4 The signage is consistent with the neighboring businesses. Vote 5-0-0

#5 The typography and the distance from the highway necessitate an increase in signage. Vote 5-0-0

#5b The proposed variance would be a reasonable one because the sign will make the business more visible from the road. Vote 5-0-0

Childs moved to grant the variance seconded by Hill. Vote 5-0-0

The Variance has been GRANTED.

Approval of July Minutes: Hill moved to approve the minutes with one minor correction, seconded by Breckenridge. Vote 5-0-0

Reviewers for the September Hearing: Goodrich and Breckenridge

September hearing is September 24 with an application deadline of September 3.

Wessels stated that the reviewers and the Board should look over the ordinances on the application to make sure that they are correct. It was discussed that the Board members should not communicate this information between them that any suggestions should be e-mailed by the clerk.

Stenersen moved to adjourn the meeting, seconded by Childs. Vote 5-0-0

Adjournment 9:20 PM

Respectfully Submitted,

Michele Christian
ZBA Clerk

