



RINDGE BOARD OF ADJUSTMENT
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July 25, 2023, Meeting Minutes

Meeting called to order: 7pm by Chairman, George Carmichael with the Pledge of Allegiance. Members and alternates introduced themselves.

Members present: Terrence Fogg, Alternate; George Carmichael, Chair; Marcia Breckenridge, Vice-Chair; Ross Thermos, Member; Marty Kulla, Member

Members absent: Phil Stenersen

Others present: John Montgomery

Chairman Carmichael provided the following general information on how the meeting would proceed. The ZBA has five voting members. Alternates participate in the testimony phase and can ask questions as can anyone from the audience. Once the testimony is closed only the voting members participate in deliberation. When a regular member is either absent or recuses, the Chairman appoints one of the alternates to sit on the case. Once the testimony is closed only the five voting members will participate and there will be no more input from the public.

Carmichael asked if there were any recusals and there were none.

ZBA Clerk, Kim McCummings, announced that the notice of the Public Hearing was posted in the Ledger/Transcript, Town of Rindge Website, Rindge Post Office, the Rindge Town Office, and the Ingalls Memorial Library.

Chairman Carmichael reminded the audience that they must be recognized by the Chair before speaking and asked that they identify themselves by stating their name, and address for the Clerk.

Chairman Carmichael announced **Case 2009**, opened the hearing, and asked Marty Kulla to read the case before the Board. Kulla read **Case 2009:** The John C. Montgomery Revocable Trust Post Office Box 277, Weare, NH 03281, for property located at 50 Lachance Dr., Map 14, Lot 42 in the Residential District, for a Special Exception as specified in the ADU Ordinance, Section 3: Requirements/Limitations, to permit the replacement of an existing cottage.

Terry Fogg summarized the ADU Ordinance, Section 3: Requirements/Limitations, to permit the replacement of an existing cottage for the record.

Carmichael announced that in addition to himself, Breckenridge, Kulla, Thermos and Fogg, would be seated for the case.

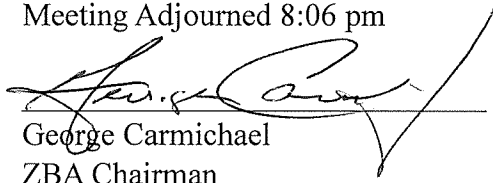
Carmichael asked who would be speaking for the Case and John Montgomery proceeded to explain that he was applying for a Special Exception to replace an existing cottage that has been on the property for decades and it's an old bunk house, that is in not suitable or code compliant for family and guests. He is planning to expand the rooms so that there will be room for the family to visit. He said that he plans to replace the existing shed with a new cottage that will provide "adequate space and privacy in a safe and fully code compliant cottage for visitors, his children and grandchildren. He received a sub-Surface approval from DES and the Shoreland Protection approval and presented a copy to Carmichael. Carmichael asked if the ADU is being proposed in the existing shed. He added that the cottage is "oriented to the street and the lake and the windows and doors would be designed to "mimic" the existing house. The property also has a two-car garage and a driveway to accommodate six more vehicles. Carmichael asked the Board if they had additional questions and there were none. **Motion:** by Thermos to move to deliberative session. **Second:** by Breckenridge **Vote:** 5-0-0 Carmichael said that this is a Special Exception, and he has met all the criteria. **Motion:** by Thermos to approve the Special Exception as written. **Second:** by Breckenridge, **Vote:** 5-0-0. The Special Exception is approved.

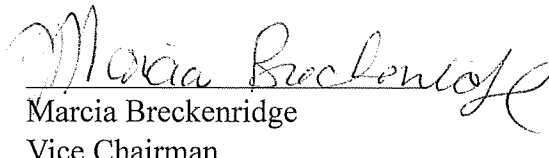
Carmichael distributed copies of the application reviewer schedule for the remainder of 2023 and clarified that it was the individual Board Members responsibility to find a replacement if he/she was not able to participate in the application review process when scheduled. **Motion:** by Carmichael to accept the application reviewer schedule as written. **Second:** by Fogg **Vote:** 5-0-0

Motion: by Carmichael to correct a typo on page one of Case 2008 from 22-2 to 22-4. Carmichael stated that the case was heard and decided using the correct address (22-4) that appeared on all other pages. **Second:** by Kulla **Vote:** 5-0-0

Motion: by Breckenridge to ask the Chairman of the Conservation Commission to please put this ZBA Case on their agenda, to be reviewed at their next meeting, or by a member of their Board. **Second:** by Carmichael **Vote:** 5-0-0

Meeting Adjourned 8:06 pm


George Carmichael
ZBA Chairman


Marcia Breckenridge
Vice Chairman