



RINDGE BOARD OF ADJUSTMENT
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January 24 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 Fog, alternate; Phil Stenersen, member; George Carmichael, Chair; Marcia Breckenridge, Vice-Chair; Ross Thermos, alternate; Marty Kulla, member.

Members absent: Bill Thomas, member. Thomas resigned on 1/5/23.

Others present: Adam Rickenbach

Chairman Carmichael provided the following general information about 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 would participate and there would be no more input from the public. He asked if there were any recusals. Phil Stenersen recused himself from Case 2001.

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.

Carmichael reminded the audience they would have to be recognized by the Chair before speaking and asked that they identify themselves by stating their name, abutter status and address for the Clerk.

Chairman Carmichael opened the hearing for **Case 2001** and announced that Ross Thermos would read the case before the Board. Thermos read **Case 2001**: Case 2001: Philip R. Stenersen, 29 Rand Road, Rindge, NH 03461 for property located at East View Estates, 53 Amalia Way, Rindge, NH, Tax Map 11, Lot 36-1-12 in the Residential District, for a Special Exception from the Accessory Dwelling Unit Ordinance, Section 2, Article XV Section B.

Terrance Fogg summarized ordinance Article IV, B2 for the record.

Carmichael announced that Marcia Breckenridge, George Carmichael, Marty Kulla, Ross Thermos and Terrence Fogg would be seated for the case.

Carmichael asked Phil Stenersen to tell the Board why he was before the Board. Stenersen explained that he was in the process of building a new home and would like to add an ADU. Stenersen testified that the ADU would be constructed as part of the new construction in the basement and would be approximately 582 Sq ft. Stenersen also showed the location of the entrance, egress and two bedrooms. Stenersen added that there would be parking for two vehicles near the building. Stenersen also referenced the septic plan which can accommodate a 3-bedroom house and a 2-bedroom ADU.

Carmichael asked for questions from the audience and there were none. **Motion:** by Breckenridge to move to deliberative session. **Second:** by Carmichael. **Vote:** 5-0-0

After a short discussion a **Motion:** was made by Carmichael to accept the application as is and include all the statements from the application in the decision. **Second:** by Breckenridge. **Vote:** 5-0-0 the application is Approved.

Motion: by Breckenridge to approve the minutes of 10/22/22 as written. **Second:** by Carmichael **Vote:** 5-0-0

Carmichael informed the Board that he had received a letter from Adam Rickenbach expressing interest in becoming an alternate on the ZBA. The Board reviewed the information Adam Rickenbach submitted and felt he would be a good addition to the Board. Carmichael **Motioned:** to accept Adam as an Alternate for a 3-year term. **Second:** by Stenersen, **Vote:** 5-0-0 Carmichael welcomed Adam to the Board.

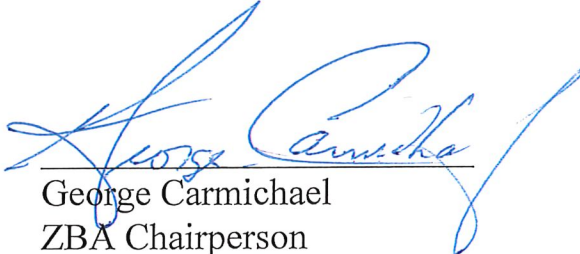
Carmichael informed the Board that Bill Thomas has stepped down from the Board and would not be running for re-election.

Carmichael made a **Motion:** To Appoint Ross Thermos to fill the Regular Member seat vacated by Bill Thomas through the upcoming election in March. **Second:** by Kulla **Vote:** 5-0-0

Carmichael asked if there was any other business to come before the Board and there was none.

Meeting adjourned at 7:25 pm

Kim McCummings
ZBA Clerk


George Carmichael
ZBA Chairperson