

Zoning Board of Adjustment
Town of Holderness
PO Box 203
Holderness, NH 03245

Regular Meeting
Minutes
June 14, 2016

Members Present: Susan Webster (Chair), Bob Maloney, Gary Karp, Wendell Broom (Vice-Chair) and Gary Johonnett

Staff Present: Michael Capone, Town Administrator

Others Present: Lu-Ann Martin, Randy Currier

CALL TO ORDER: Ms. Webster called the meeting to order at 6:23 P.M. The Roll was called. A quorum was present.

APPROVAL OF MINUTES: May 10, 2016. Mr. Maloney made a motion to approve the minutes as presented with a second from Mr. Karp. The Board voted 5-0 in favor of the motion.

NEW APPLICATIONS:

Case #415-06-16, Barbara Currier, A request for Variances from side or rear lot line side setbacks in accordance with Section 400.8.1.1; Town of Holderness Zoning Ordinance, to enclose a cement pad at the back of the building and match to existing building on property located at Tax Map 101, Lot 009, 884 US Route 3, in the Commercial District, Town of Holderness.

Ms. Webster recused herself for hearing this application. Ms. Webster stepped down and asked Vice Chair, Mr. Broom to Chair, the hearing. Ms. Webster left the meeting.

Mr. Broom reviewed the case notes with the Board.

Mr. Karp indicated that he had a business relationship with Mr. Currier as a customer, but did not feel that would impact his ability to render a fair decision with regard to the application.

Mr. Karp noted that the application appears to be complete. Mr. Capone noted, for the record, that Abutter notices had been sent on 5/19/16 and no comments had been received. The hearing had been noticed in the Record Enterprise on June 2, 2016.

Mr. Johonnett would be raised as an alternate for Ms. Ruhm. Mr. Broom noted that there were only 4 members available for the hearing this evening and Mr. Currier had the option of not proceeding with the hearing if he wished to wait for a meeting with a full Board present. Mr. Currier elected to proceed.

Mr. Broom opened the public hearing.

Mr. Currier explained that he had been before the Board in 2008 to get a variance to rebuild a section of his building that had been damaged during the winter. The new addition would go off the back of the building and would encroach on the setback. A variance had been granted previously and the pad had been constructed, but not the addition.

Given that more than two years had gone by and the addition had not been constructed, the Board would have to consider this new application. Mr. Currier had included a plan of the addition with his application and explained the work to be done.

Mr. Broom asked if there were any questions from Board members. There were none. Mr. Broom asked if there were any questions from abutters or members of the public. There were none.

Mr. Broom closed the public hearing.

The Board deliberated on the application and reviewed each of the five criteria for granting a variance. In each case the Board found that the applicant met the criteria for granting a variance.

Mr. Johonnett made a motion that the Board grant the variance based on the facts presented. There was a second from Mr. Maloney. The Board voted 4-0 in favor of granting the variance.

Mr. Capone reminded Mr. Currier of the thirty day right of appeal.

NEW BUSINESS: None

Correspondence: None

Next Meeting - Mr. Capone indicated that the next Board meeting would be on July 12, 2016 at 6:15PM. At present no new applications have been received. The deadline for new applications is Wednesday, June 15, 2016 at 4:30PM. If no new applications are received, the Board will not meet in July.

ADJOURNMENT: *Mr. Maloney moved to adjourn the meeting at 6:44 P.M., with Mr. Karp seconding. The motion passed unanimously.*

Respectfully submitted,

Michael R. Capone
Town Administrator

Minutes Approved: