

**HOLDERNESS
PLANNING BOARD
NOTICE OF DECISION**

The Planning Board held a public hearing on December 19, 2023 to consider the following application:

Case # 2023-11-01 Boundary line adjustment submitted by Frank Yerkes, LLS as agent for Desmond Butler and True Farm Trust to adjust property line between Map/Lot 206-003-000 and Map/Lot 206-004-000 to remedy a lot line through an existing dwelling, located on True Farm Road in the Rural Residential (RR) District.

J. Cocchiaro made a motion to accept the application as complete.

B. Nesheim seconded the motion

Motion passed 6-Yes 0- No

Discussion: A. Francesco stated that the planning board could only give a conditional approval because the proposal does not meet the zoning setback requirements. The applicant would need to file for a variance from the zoning board.

P. Francesco stated that this predated zoning.

C. Lehner made a motion to conditionally approve the site plan as presented upon receipt of Zoning Board of Adjustment granting a variance for the reduced side setback of 15.07', the submittal of draft deeds and a revised current use map.

R. Huntoon seconded the motion

Motion passed 6-Yes 0-No



A. Francesco, Chairperson
Planning Board
November 22, 2023

Note: Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty days of the date on this notice, tomorrow being day one. See New Hampshire Revised Statutes Annotated, Chapter 677.