

**TOWN OF HOLDERNESS  
ZONING BOARD OF ADJUSTMENT**

**Case No: 461-05-11  
NOTICE OF DECISION**

The Holderness Zoning Board of Adjustment conducted a public hearing on May 11, 2021 to consider the following application:

**Case 461-05-11:** Application submitted by Christopher L. Boldt, Esq. as agent for property owner Adams-Squam Oi, LLC, George Adams, Manager for property identified as Tax Map 232-006-000 located at 23 Preston Road Boulderwood Trust Unit #9 in the General Residential District for Variances to the degree necessary from Section 400.8.1.1(property line setback), Section 400.8.1.2(shoreland setback) and Section 700.2.1.2 (expansion of non-conforming structure)to allow the relocation and expansion of a National Register listed historic residence to a location more nearly conforming but still within the side and shoreline setback areas.

The following action was taken at the meeting on May 11, 2021:

**MOTION:** “To approve the variances requested as listed on the plans for Case 461-05-11: Application submitted by Christopher L. Boldt, Esq. as agent for property owner Adams-Squam Oi, LLC, George Adams, Manager for property identified as Tax Map 232-006-000 located at 23 Preston Road Boulderwood Trust Unit #9 in the General Residential District for Variances to the degree necessary from Section 400.8.1.1(property line setback), Section 400.8.1.2(shoreland setback) and Section 700.2.1.2 (expansion of non-conforming structure)to allow the relocation and expansion of a National Register listed historic residence to a location more nearly conforming but still within the side and shoreline setback areas with the following conditions:

1. NH DES Shoreland Impact Permit be obtained,
2. NH DES Septic approval be obtained and
3. All necessary requirements of the National Registry be met.”

Motion: B. Maloney

Second: K. Fuller

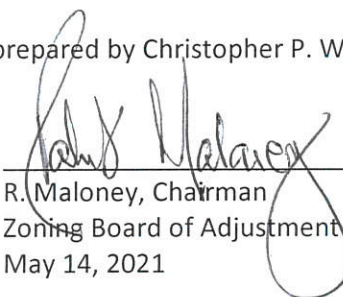
Discussion:

The Applicant agreed to include E. Mardin, Fire Chief and B. Maloney, ZBA Chairman, in a discussion with the Boulderwood Trust regarding the safety concerns and possible improvement of the bridge used to access the property.

Plans referenced:

1. Exhibit A: Existing Conditions Plan / Tax Map 232 Lot 6 / 23 Preston Road prepared by Brown Engineering LLC and French Land Services, Inc. dated 3-22-2021
2. Exhibit B: Proposed Plan / Tax Map 232 Lot 6 / 23 Preston Road prepared by Brown Engineering LLC and French Land Services, Inc. dated 3-22-2021
3. Exhibit C: Schematic Design Proposed Site Plan prepared by Christopher P. Williams Architects, PLLC sheet AS1.1

Motion Passed: 5 – Yes 0 – No

  
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R. Maloney, Chairman  
Zoning Board of Adjustment  
May 14, 2021

*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 of this notice, tomorrow being day one. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Revised Statutes Annotated, Chapter 677 for details.*