

**TOWN OF HOLDERNESS  
ZONING BOARD OF ADJUSTMENT**

**Case No: 427-06-18  
NOTICE OF DECISION**

The Holderness Zoning Board of Adjustment conducted a public hearing on July 10, 2018 to consider the following application:

**Case #427-06-18:** Application submitted by Attorney Christopher Boldt as agent for Constance C. Kieley Trust, et. Al. for their property located at 56 Laurel Island Lane identified as Tax Map #245-017-001 in the General Residential District, Town of Holderness, for Variances to the degree necessary from Article 400.8.12 (Minimum Shore Setback), Article 400.8.1 and 400.8.2 (Minimum Septic Setback) and/or from Article 700.2 et seq. concerning installation of a new crawl-space foundation under the existing cottage, construction of a connector with crawl-space foundation to a compliant addition with full basement and the installation of an upgraded septic system. The Holderness Zoning Board of Adjustment held Public Hearings on May 8, 2018, to consider the following application:

The following action was taken at the meeting on July 10, 2018:

**MOTION:** “To not require a variance to permit the crawlspace foundation to be placed under the existing dwelling”

Motion: E. Macleish

Second: K. Fuller

Discussion: none

Motion Passed: 5 – Yes, 0- No, in favor of the motion.

Supporting documentation provided: Testimony of Attorney Christopher Boldt. Exhibit “B” proposed conditions land of Declaration of Trust and Jenna C. Teeson Trust and Exhibit “D” basement plan for addition.

**MOTION:** “To approve a variance for the location of the septic tanks as shown on exhibit “E”

Motion: W. Zurhellen

Second: E. Macleish

Discussion: The Board reviewed the first four criteria individually and agreed each of the criteria were met. There was some discussion with regard to the fifth criteria and how the particular circumstances on this lot made it different from other lots. The members agreed that the fifth criteria had been met

The condition of NHDES approval was added to the motion.

Motion Passed 5-Yes, 0- No, in favor of the motion.

Supporting Documentation provided: Testimony of Attorney Christopher Boldt. Exhibit "E" Sewerage Disposal System for Connie and John Kieley, prepared by Ames Associates.

**MOTION:** "To not require a variance to allow the leach field to be located as shown on Exhibit "E"

Motion: W. Zurhellen

Second: E. Macleish

Discussion: none

Motion Passed: 5 – Yes, 0 No, in favor of the motion.

Supporting documentation provided: Testimony of Attorney Christopher Boldt. Exhibit "E" Sewerage Disposal System for Connie and John Kieley, prepared by Ames Associates.

**MOTION:** "To approve a variance for the location of the addition to the existing dwelling as shown on exhibit "C"

Motion: W. Zurhellen

Second: K. Fuller

Discussion: The Board reviewed the five criteria individually and agreed each of the criteria were met.

Motion Passed: 5 – Yes, 0, No, in favor of the motion

Supporting documentation provided: Testimony of Attorney Christopher Boldt. Exhibit "C", Drawing showing the placement of the addition.

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R. Maloney, Chairman  
Zoning Board of Adjustment  
July 12, 2018

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.