

**TOWN OF HOLDERNESS**  
**Zoning Board of Adjustment**

**Regular Meeting Minutes, March 10, 2020**

**Members Present:** Bob Maloney, Chair; Bill Zurhellen, Member; Kristen Fuller, Member; Eric Macleish, Member

**Members Not Present:** Judith Ruhm, Member

**Staff Present:** Linda Levy, Land Use Boards Assistant

**Others Present:** Iain MacLeod, Ronald Huntoon, Dean Smith, Don Smith

**Call To Order:** The meeting was called to order at 6:15 P.M. A roll call of the members was taken and a quorum was present.

**APPROVAL OF MINUTES:** February 11, 2020

**MOTION:** "To approve the minutes of the February 11, 2020 meeting."

Motion: E. MacLeish

Second: K. Fuller

Discussion: None

Motion Passed: 3 – Yes, 0 – No, 1 – Absent, 1 – Abstain

R. Maloney shared with the public that while a quorum was present, the applicants had the option of asking for a continuance so that their case could be heard before the entire board. All of the applicants agreed to have their case heard during this meeting.

**NEW APPLICATIONS:**

**Case 448-02-12:** Application submitted by Jane & Ronald Huntoon for property located at 66 Asquam Road identified as Tax Map 241-102-000 in the General Residential District, Town of Holderness, for a Variance to the degree necessary from Article 400.8.2 (Minimum Septic and Well Setback).

The public hearing was opened at 6:16.

Dean Smith, using the large plot plan, described the placement of the steep slopes, flat area, ledge, home, garage, driveway and the reason for the variance requests.

- Questions/comments included the plan for the old septic system (the tank will be cleaned out and removed, and the leach filled will be filled in); is this the only place or is this one of a couple of places where the system can go? (the system could go under the driveway, but that presents a number of other problems); is the proposed system on a similar grade

as the old system? (yes); can you put it in the same place as the old system? (no, it needs to be 20' away because of the slope of the land and it would bring it too close to the abutter); are you doing this to upgrade the system or because you are putting in an addition? (there will not be an addition at this time, but in anticipation of maybe doing an addition, we need to upgrade the system); is this a failed system? (no); the system is designed for 5 bedrooms, so there will not be any change in capacity from the old system.

An email was read from abutters Thomas Beale and Laura Nash supporting the variance request with the condition that the second plot plan, that she asked the Huntoon's septic designer to provide, be examined at the meeting and be added to the case file. The Board was shown and discussed this plot plan.

The public hearing closed at 6:42.

MOTION: "To approve the variance as requested."

Motion: E. MacLeish

Second: K. Fuller

Discussion: None

Motion Passed: 4 – Yes, 0 – No, 1 – Absent, 0 – Abstain

**Case 449-02-17:** Application submitted by the Squam Lakes Natural Science Center for property located at 23 Science Center Road identified at Tax Map 236-001-000 in the Commercial District, Town of Holderness, for a Variance to the degree necessary from Article 400.8.1.2 (Minimum Structure Setback from a Wetland).

The public hearing was opened at 6:45.

I. MacLeod described the project of the new raptor exhibit. They are replacing part of the current non-confirming bird exhibit building, adding approx. 150 sq.ft. of bird cage. Each cage will be fenced in with a mesh roof/covering.

- Questions/comments included do they need a variance? (the Planning Board approved the plan with the condition that they get approval from the Zoning Board); is the cage a structure or a special exception? (the definition of a structure in the zoning ordinances include the language "anything constructed ... or using materials ... which requires location on the ground or attachment ... on the ground. Fences ... are excluded."); there is nothing in the ordinance that requires a variance because there is no exact footprint; after reviewing the ordinance and 400.8.2 and the definition of structures, no variance was needed.

The public hearing closed at 7:04 P.M.

MOTION: "The application is mute because the Board has determined that this is not a structure requiring a variance as determined by our definition of a structure in the Holderness Zoning Ordinances."

Motion: E. MacLeish

Second: K. Fuller

Discussion: None

Motion Passed: 4 – Yes, 0 – No, 1 – Absent, 0 – Abstain

**Continued PUBLIC HEARINGS:** None

**OTHER BUSINESS:**

Note from February 11, 2020 meeting: In response to the issue raised on the Crandall conceptual design - houses on non-confirming lots that are conforming relative to the setbacks can have additions added to the house as long as they do not exceed the coverage of the zoning district.

**ADJOURNMENT:** At 7:07 P.M. the following motion was made:

MOTION: "To adjourn."

Motion: E. MacLeish

Second: K. Fuller

Discussion: None

Motion Passed: 4 – Yes, 0 – No, 1 – Absent

Respectfully submitted,

Linda Levy  
Land Use Boards Assistant