

TOWN OF HOLDERNESS
Zoning Board of Adjustment
Regular Meeting Minutes January 12, 2021

Members Present:

Bob Maloney, Chairman	Jude Ruhm, Member	Kristen Fuller, Member
Bill Zurhellen, Member	Bryan Sweeney, Alternate	

Members Not Present: Eric MacLeish, Member

Staff Present: Nancy Decoteau, Landuse Board Assistant

Others Present: D. Cluff J. Landry S. Slack

CALL TO ORDER:

The meeting was held via Zoom.

Those participating in the Zoom meeting were informed the meeting was being recorded for the purpose of producing the meeting minutes.

The meeting was called to order at 6:15 P.M.

B. Maloney appointed Alternate member, B. Sweeney, to be a voting member in the place of E. MacLeish.

PLEDGE OF ALLEGIANCE:

B. Maloney led the Pledge of Allegiance.

APPROVAL OF MINUTES: December 8, 2020

Motion: "To approve the minutes of December 8, 2020 as presented."

Motion: K. Fuller

Second: J. Ruhm

Discussion: None

Motion Passes: 3-YES 0-No 2 -Abstentions (B. Maloney, B. Sweeney)

NEW APPLICATIONS:

B. Maloney stated the following application would be considered:

Case 457-12-08: Application submitted by FA Crane Holdings, LLC for property they own identified as Tax Map 210-008-001 located on NH Rt. 175 in the Commercial District for a Special Exception to allow Sand and Gravel Excavation on the property.

D. Cluff made a presentation which included the following information:

- Parcel 210-018-001 is located in the Commercial District where Gravel Excavations are permitted by Special Exception
- The site is being developed for an office and equipment yard for Andrew's Construction
- To properly grade the site for construction to occur gravel must be excavated
- The gravel will be moved off site to be used in project Andrew's Construction has been contracted to do.
- Because it is difficult to determine when/how long it will take for Andrew's construction to use the approximately 100,000 cubic yards of gravel for their projects it is also difficult to estimate how long the Gravel Excavation use will be needed.

- The site is an appropriate location for the Gravel Excavation use because it is in the Commercial District and all state permits required have been obtained
- The Gravel Excavation use will be compatible with neighboring land uses because many commercial uses surround the site, and the reclamation and finish landscaping will be very well done.
- The property values in the Commercial District will not be reduced by the Gravel Excavation use because the excavation will not be a prolonged operation as the end use for the property is an office building not a gravel pit. The excavation being proposed would likely have to take place for any proposed development of the site.
- There will not be any nuisance or serious hazard to vehicles or pedestrians because the gravel removed from the site will be done during normal working hours and all travel in and out will be via a State road.
- Adequate and appropriate facilities are proposed for the proper operation of the Gravel Excavation use because the plans used to obtain State approvals complied with proper and safe construction practices to remove gravel and finish the site to an environmentally conscious conclusion.
- The Gravel Excavation use complies with the minimum land space requirements set forth in the General and Special provisions of the Zoning Ordinance because the lot is being developed using more than minimum requirements set forth in the Ordinance as the site is large enough to not require waivers or variances for any required setbacks.
- The capacity of existing roads and highways to carry additional traffic is adequate because the State highway used for entering and leaving will not see a significant increase in traffic. Most sites that the gravel will be moved to will most likely be ½ to 1 hour away making trips in and out likely near to 6 trips an hour. After excavation completion traffic would not be significantly more than any of the surrounding operations on abutting lots.
- There will be no crushing or blasting on site.
- There may be screening of the gravel on site.
- On December 15, 2020 the Holderness Planning Board granted an Excavation Permit with the condition that a Special Exception from the ZBA be obtained.
- The requirements of RSA 155E are being met.
- In 2012 a Special Exception for Gravel Excavation use was granted to the previous owner of the parcel.

B. Maloney asked the Board members if they had questions/comments.

B. Maloney noted for the record one letter dated January 3, 2021 (email) from abutter P. Smith was received which stated the following: *"In regard to the application for a sand pit to my knowledge my abutter has been operating a sand pit without a permit. I am against this permit. P Smith"*

B. Zurhellen asked about the purpose of the infiltration basin.

D. Cluff stated it will collect rainwater that will be captured and held so it can percolate into the ground as there will be a substantial paved area when the site is developed.

B. Zurhellen stated the proposed well is 25 ft from the basin.

D. Cluff stated the well is a dry well and much deeper than what the percolation will be.

B. Sweeney asked if they are planning to excavate the hilltop in the rear of the parcel.

D. Cluff stated that the rear of the lot will be excavated with the sides sloping up.

K. Fuller asked how long the Special Exception would be granted for if the Board decided to grant it. The Board determined that it should be set in place to fall in line with the Alteration of Terrain Permit Aot-1701 which will need to be renewed November 7, 2024.

D. Cluff stated the AoT Permit has to be updated every five years for active Gravel Excavation sites.

D. Cluff stated it would be helpful if the ZBA granted the Special Exception to stay in place up to the time that the AoT Permit needs to be updated.

MOTION: "To grant a Special Exception to allow the Gravel Excavation use as requested in Case 457-12-08: Application submitted by FA Crane Holdings, LLC for property they own identified as Tax Map 210-008-001 located on NH Rt. 175 in the Commercial District, and to grant the Special Exception for the Gravel Excavation use for a period of time up to November 7, 2024.

Motion: K. Fuller

Second: J. Ruhm

Discussion: Plan used: F A Crane Holdings, LLC / Proposed Maintenance Facility / Tax Map 210 Lot 8.1 Utilities, Grading, And Erosion Control Site Plan / Dated August 2019 / Project # 19098 / Horizons Engineering

Motion Passed: 5 – Yes 0 – No

OTHER BUSINESS:

1. Correspondence: RE: A variance granted in 2014 with the condition that a "caretaker cottage" would no longer meet the definition of an Accessory Dwelling Unit upon the passing of aging parents. The property owners Pierce and Kathryn Beij were writing to inform the ZBA that the condition has been complied with as the "caretaker cottage" no longer has a "kitchen" and is just a multi-purpose room.
2. The next regular meeting of the ZBA is scheduled for February 9, 2021.

ADJOURNMENT:

At 6:48 P.M. the following motion was made:

MOTION: "To adjourn."

Motion: B. Zurhellen

Second: J. Ruhm

Discussion: None

Motion Passed: 5 – Yes 0 – No

Respectfully submitted,


Nancy Decoteau

Administrative Assistant