

TOWN OF HOLDERNESS
Zoning Board of Adjustment
Meeting Minutes March 17, 2021

Members Present:

Bob Maloney, Chairman	Kristen Fuller, Member	Bill Zurhellen, Member
Eric Macleish, Member	Bryan Sweeney, Alternate	Robert Dorff, Alternate

Members Not Present: Judith Ruhm, Member

Staff Present: Nancy Decoteau, Landuse Board Assistant

Others Present: B. Snelling, Planning Board Chairman

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 5:30 P.M.

APPROVAL OF MINUTES: February 9, 2021

Motion: "To approve the minutes of February 9, 2021 as presented."

Motion: B. Zurhellen

Second: K. Fuller

Discussion: None

Motion Passes: 4-YES 0-No 1 – Absent (J. Ruhm)

CONTINUED PUBLIC HEARINGS: None

NEW APPLICATIONS: None

OTHER BUSINESS:

Discussion: Detached Accessory Dwelling Units

B. Maloney stated that B. Snelling, Chairman of the Holderness Planning Board was present to discuss the issue of detached accessory dwelling units and why they are not addressed in the Holderness Zoning Ordinance.

B. Snelling gave a brief overview of how/why detached ADU's are not allowed which include the following points:

- the Vision in the Master Plan of Holderness is to maintain the rural character of the town
- other regulations support maintaining the rural character such as the setbacks, the one dwelling per parcel, the lot coverage limitations
- in 2017 the State mandated attached ADU's be allowed as a right
- the planning board proposed a zoning amendment to allow attached ADU's in 2017 and is now Section 400.24 in the Holderness Zoning Ordinance
- the Planning Board determined that allowing attached ADU's was a State mandated exception to the Master Plan vision on maintaining the rural character of Holderness
- in 2017 the State also permitted (not mandated) towns to allow detached ADU's

- the Planning Board did not want to move away from maintaining the rural character of the town
- the Planning Board decided to hold to the “one dwelling per parcel” practice
- the Planning Board did not propose an amendment to the Zoning Ordinance to allow detached ADU’s
- the Zoning Ordinance is a permissive document – it states what is allowed and does not list what is not allowed
- in a permissive ordinance, if something is not permitted/regulated then it is understood to be “not allowed”
- in recent months the Planning Board discussed the detached ADU issue again in response to the memo from the ZBA
- the Planning Board’s recent discussion resulted in continuing to hold to the “one dwelling per parcel” practice and not allow detached ADU’s
- the Planning Board did not move forward on proposing a Zoning Amendment to allow/regulate detached ADU’s

Some discussion followed regarding the criteria for an attached ADU.

The Section 400.24 and the six criteria listed in 400.24.1 through 40.24.6 were briefly reviewed.

E. MacLeish stated there is a shortage of affordable housing in Holderness and across the State.

E. MacLeish stated that recent appeals to the ZBA for a variance to permit a detached ADU centered around the desire for families to be together – to be able to provide housing for aging parents or adult children.

E. MacLeish stated he would like to see a zoning amendment proposed for next year that would permit/regulate detached ADU’s.

B. Maloney asked if any other members of the Zoning Board had questions/comments.

B. Maloney suggested the Zoning Board discuss the issue at another meeting to determine if they want to put forth a proposed amendment for next year – given that there was not enough time to get a warrant article submitted for the 2021 annual meeting.

B. Maloney stated the Zoning Board can ask the Planning Board to support such an amendment and if not, there is an option of submitting a petition warrant article.

ADJOURNMENT:

At 6:00 P.M. the following motion was made:

MOTION: “To adjourn.”

Motion: B. Zurhellen

Second: Fuller

Discussion: None

Motion Passes: 4-YES 0-No 1 – Absent (J. Ruhm)

Respectfully submitted,

Nancy Decoteau
Administrative Assistant