

TOWN OF HOLDERNESS
Zoning Board of Adjustment

Regular Meeting Minutes, February 11, 2020

Members Present: Bill Zurhellen, Acting Chair; Kristen Fuller, Member; Judith Ruhm, Member; Eric Macleish, Member

Members Not Present: Bob Maloney, Chairman

Staff Present: Linda Levy, Land Use Boards Assistant

Others Present: Gabrielle Crandall, Cris Salomon

Call To Order: The meeting was called to order at 6:13 P.M. A roll call of the members was taken and a quorum was present.

APPROVAL OF MINUTES: December 10, 2019

MOTION: "To approve the minutes of the December 10, 2019 meeting."

Motion: E. MacLeish

Second: K. Fuller

Discussion: None

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

NEW APPLICATIONS: None

Continued PUBLIC HEARINGS: None

OTHER BUSINESS:

Conceptual Design – Gabrielle Crandall, Cristopher Salomon

- E. MacLeish excused himself citing his personal relationship with G. Crandall.
- G. Crandall shared a brief history of her previous meeting with the ZBA about renovations to her house at 65 Kesumpe Point Rd. The house at 69 Kesumpe Point Rd. is now for sale. She would like to know what the Town would allow her to do if she purchased the property. There are 2 dwellings on 65 Kesumpe Point Rd., the cottage is grandfathered, allowing her to have both dwellings. The plan is to combine the lots, but she knows that only 1 dwelling is allowed per lot.
- C. Salomon explained the buildable area if the 2 lots were merged. Option #1 - raze existing house on 65 Kesumpe Point Rd. and build a new ADU onto the dwelling at 69 Kesumpe Point Rd. A hallway will connect the house and the ADU. (L. Levy shared the

new zoning ADU definition to make sure they knew that the hallway and ADU together cannot be any larger than 800 sq.ft.)

- W. Zurhellen asked about the square footage of the ADU? (C. Salomon - 800). If you merge the lots, there would be 3 dwellings, so one of the houses would have to be razed. Then, the cottage would have to be demolished or have the plumbing removed to become a guest house/bunk house. Option #2 would put the ADU closer to the house on 69 Kesumpe Point Rd.
- J. Ruhm: What is the total acreage if the lots are merged? (.77 acres)
- K. Fuller: Why not just add an addition to the house and make the cottage an ADU?
- C. Salomon – Option #3 – Add an addition to the house, raze the house on 65 Kesumpe Point Rd. (L. Levy – cannot add volume or change footprint in a lot less than 1 acre)
- L. Levy shared the ordinances related to changes to buildings on non-conforming lots (Section 700).
- W. Zurhellen: I'm not sure that is correct. We need clarification on the possibilities of renovations on a conforming structure in a non-conforming lot if the structure is within the setbacks. Can volume or footprint of the existing house be changed? Can an ADU be added to the house? (L. Levy will check with Counsel for interpretation.)
- G. Crandall: If I raze the house on 65 Kesumpe Point Rd., can I add a garage underneath the cottage?
- W. Zurhellen: No, because the cottage is in the setback.

ADJOURNMENT:

At 7:30 P.M. the following motion was made:

MOTION: "To adjourn."

Motion: K. Fuller

Second: J. Ruhm

Discussion: None

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

Respectfully submitted,

Linda Levy
Land Use Boards Assistant