

**TOWN OF HOLDERNESS
Zoning Board of Adjustment**

Regular Meeting Minutes May 14, 2019

Members Present: Robert Maloney, Chairman; Bill Zurhellen, Member; Kristen Fuller, Member; Jude Ruhm, Member; Eric Macleish, Member

Staff Present: Linda Levy, Land Use Boards Assistant

Others Present: Amanda Loud, Margaret Winton, Reverend Dr. Chris Drew, Jeremy Crane, Deborah Parker

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: March 12, 2019

MOTION: "To approve the minutes of the March 12, 2019 meeting as written."

Motion: B. Zurhellen

Second: K. Fuller

Discussion: None

Motion Passed: 4 – Yes, 0 – No (J. Ruhm not present during minutes approval.)

B. Maloney stated there was a 4-member board present, telling those in attendance that they had the option of delaying their hearing until the board had all 5 members in attendance. All those in attendance acknowledged that they understood.

Case #432-04-19: Application submitted by Amanda Loud as Chair of the Board of Trustees for the Holderness Community Church identified as Tax Map #101-038-000 in the General Residential District, Town of Holderness, for a Variance to the degree necessary from Article 400.8.1 (Minimum Structure Setback) for an ADA ramp installed on the front of the church.

B. Maloney opened the public hearing at 6:16.

A. Loud agreed to be heard by the 4-member board (J. Ruhm came in during the beginning of the application hearing). Her presentation included a brief history of the church's ADA compliance. They put in an elevator and now need to put in a ramp. They thought about 2 options. Option #1 was to put the ramp on the left side of the church and put it in a zig zag pattern, but they don't own the land where that ramp would go. Option #2 would put the ramp in front of the church between the church and the annex where there would be no mud and the snow would not fall on the ramp. They intend to put it as close to the building as possible, will add flowers and will paint it.

W. Zurhellen asked if the front door opened inward.

A. Loud replied yes, the doors open into the building.

W. Zurhellen asked if the landing was wide enough for people to come up in wheelchairs and turn into the church.

A. Loud shared that our Pastor's wife uses a wheelchair. He has given us tips to make sure it is wide enough. We are compliant with ADA regulations.

E. Macleish wanted to know why they didn't do this earlier.

A. Loud explained that they knew they would have to get a variance.

M. Winton shared that they had to do all ADA compliance issues in stages. They did the downstairs bathrooms first, then put railings on the stairs, now they are able to do the ramp. They also were not able to do everything at once due to the cost of the projects.

B. Maloney read the five criteria for the variance request that was submitted by M. Loud. After each criterion were read, he asked the members of the board for comments. No one had any comments or further questions. B. Maloney asked if there were any comments from the public in attendance or if L. Levy had heard from any of the abutters. No comments or questions were raised. He closed the public hearing at 6:21.

MOTION: "To approve the request for the variance."

Motion: E. Macleish

Second: B. Zurhellen

Discussion: B. Maloney added that this ramp is required by law in a public building.

Motion Passed: 5 – Yes, 0 – No

Case #433-04-19: Application submitted by Deborah Parkers as agent for Jeremy W. & Leslie A. Crane and Diana Crane for the property located at 338 Nh Rt. 113 identified as Tax Map #235-020-000 in the General Residential District, Town of Holderness, for Variances to the degree necessary from Article 400.8.1 and 400.8.2 (Minimum Septic and Well Setback) and the installation of an upgraded septic system, and a Variance from Article 400.8.1.1 (Minimum Side Setback).

B. Maloney opened the public hearing at 6:23 and asked if this was an emergency and if the system had failed.

D. Parker replied that the system had failed. The plan is to put in a replacement system. The setbacks overlap each other. The existing leach field is close to the brook and the tank by the boathouse is close to the brook. They proposed to put the leach field close to the fence and have gravity from the boathouse and the main house feed into 2 tanks and then pump up to the system. The distance from surface water to the proposed leach field is 46.3' (asking for a variance of 78.7'). The distance from the septic tank to the surface water is 75' (asking for a variance of 30'). The distance from the property line to the leach field is 15.4' (asking for a variance of 19.6'). There is no place to put anything. The well is located across the street.

B. Maloney said that the board has some latitude for an emergency situation. Asked if this was the best place to put the septic tank and leach field.

D. Parker answered that it is the only place.

E. Macleish wanted to know if the size of the system would allow for expansion of the property.

D. Parker answered that it can't due to lot loading. The loading is based on lot size and soil type – a sandier soil can handle more loading, a denser soil cannot handle more loading – so based on the lot size and soil type determines loading. Loading is 150 gpd per bedroom. We are maxed out.

B. Maloney asked if there were any other questions.

B. Maloney read the five criteria for the variance request that was submitted by D. Parker. After each criterion were read, he asked the members of the board for comments. No one had any comments or further questions. B. Maloney asked if there were any comments from the public in attendance or if L. Levy had heard from any of the abutters. No comments or questions were raised. He closed the public hearing at 6:29.

MOTION: "To approve the request for the variance."

Motion: B. Zurhellen

Second: E. Macleish

Discussion: None

Motion Passed: 5 – Yes, 0 – No

ADJOURNMENT:

At 6:35 P.M. the following motion was made:

MOTION: "To adjourn."

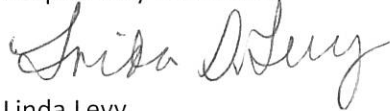
Motion: K. Fuller

Second: J. Ruhm

Discussion: None

Motion Passed: 5– Yes, 0 – No

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Linda Levy".

Linda Levy
Land Use Boards Assistant

