

**TOWN OF HOLDERNESS  
Zoning Board of Adjustment**

**Regular Meeting Minutes March 13, 2018**

**Members Present:** Robert Maloney, Chairman Wendell Broom, Vice Chairman  
Jude Ruhm, Member Bill Zurhellen, Alternate

**Staff Present:** Michael Capone, Town Administrator

**Others Present:** Frank Stevens Gabrielle Crandall

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES: January 9, 2018**

W. Broom made a motion to approve the minutes as written. J. Ruhm provided a second. There was no discussion. The Board voted 4-0 in favor of the motion.

**NEW APPLICATIONS:**

**Case #424-03-18:** Application submitted by property owners Frank and Elizabeth Stevens for Variances to the degree necessary from Section 400.8.1.1 in the amount of 7 Feet to permit construction 28 feet from the side boundary line, Section 400.8.1.2 in the amount of 9 feet to permit construction 41 feet from the reference line of the lake and/or Section 700.2 et seq. to permit alterations to an existing non-conforming structure locate at 70 Kesumpe Point Road identified as Tax Map #236-068-000 in the General Residential District, Town of Holderness.

B. Maloney opened the Public Hearing at 6:20 P.M.

Mr. Stevens was present to speak to the above request. He noted that there had been some discussion with regard to whether he would need a variance during the permit process. His first request would be to seek administrative relief from the Board with respect to needing a Variance. If it was determined that if he did, he would seek variances for the setbacks and the expansion.

Mr. Stevens provided some background on the existing structure noting that it had structural damage including some broken vertical studs and a broken ridgepole. He planned to tear down the existing structure and build a new structure with a change to the ridgeline that would take a larger section of the second floor out of the building setback. The first floor would be changed to increase the area of the screen porch which would have a net effect of decreasing the living space within the setback.

B. Maloney noted that the encroachment into the setback had been reduced and there is also a reduction in volume.

B. Zurhellen inquired as to how the applicant was decreasing space.

Mr. Stevens noted that the new design reduces the second-floor footprint. He reviewed the plan and showed the impact to the footprint.

B. Zurhellen inquired as to what is on the second floor.

Mr. Stevens responded that there are knee walls. He discussed the dormers and how the square footage of the non-conforming space is reduced. He also noted that he was aware of the fact that any of the first floor space that was given up could not later be converted back to living space.

Mr. Stevens provided a conceptual drawing of the new design for the building and reviewed it with the board and those present.

At this point, B. Maloney asked for questions from the Board. There were none. He then asked for questions from abutters.

G. Crandall had concerns with the second story. Mr. Stevens noted that the second-floor roof would come back from the original peak to a point further back from the lake.

G. Crandall asked about the foundation. Mr. Stevens noted that a portion of the basement will be used for utilities.

G. Crandall asked the Board how they were treating the change in volume. B. Maloney noted that he saw the changes as making the structure less non-conforming.

B. Maloney asked Ms. Crandall if she had any concerns with the proposal. She had none at this time.

B. Maloney asked the Board if they had any other questions.

B. Zurhellen asked about the number of bedrooms. Mr. Stevens noted that there were four bedrooms in the new design which is what the new septic design was rated for.

M. Maloney closed the public portion of the meeting and asked if a member of the Board wished to make a motion with regard to the administrative appeal.

J. Ruhm made a motion that since the new structure is being built on the original footprint and it is diminishing the non-conformity there is no need for a variance and the appeal should be granted. There was a second from B. Zurhellen.

There was no further discussion. The Board voted 4-0 in favor of the motion.

B. Maloney thanked Mr. Stevens for his presentation and Ms. Crandall for her comments.

#### **OTHER BUSINESS:**

B. Maloney asked Board members to review the new zoning ordinance language being voted on this evening at the polls.

M. Capone mentioned that he had been contacted by a resident looking to serve on the Board. He was not able to make the meeting this evening.

B. Maloney asked if the applicants resume could be forwarded to Board members for review.

There was a discussion with regard to providing more training for Board members. This will be explored further.

M. Capone mentioned that the annual Planning and Zoning Conference would be held in April. He will send the information out to the Board.

W. Broom tendered his resignation from the Board effective at the next meeting on April 10, 2018. He did offer to participate in that meeting if needed.

The Board regretfully accepted his resignation and thanked him for his service.

M. Capone noted that an application for a variance had been received and the Board would meet on Tuesday, April 10 at 6:15 to hear the application. He will get the meeting packets out to Board members before the end of March.

**ADJOURNMENT:**

At 7:10 P.M. the following motion was made:

**MOTION: "To adjourn."**

Motion: J. Ruhm

Second: W. Broom

Discussion: None

Motion Passed: 4 – Yes, 0 – No

Respectfully submitted,

Michael Capone  
Town Administrator