

**TOWN OF HOLDERNESS
Zoning Board of Adjustment**

Regular Meeting Minutes April 10 2018

Members Present: Robert Maloney, Chairman Wendell Broom, Vice Chairman
Jude Ruhm, Member Bill Zurhellen, Member Kristen Fuller, Member
Staff Present: Michael Capone, Town Administrator

Others Present: John March, Betsy Cummings, Kent Smith, Donald Falasca, Gary Cripps

CALL TO ORDER:

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

APPROVAL OF MINUTES: March 13, 2018

B. Zurhellen made a motion to approve the minutes as written. W. Broom provided a second. There was no discussion. The Board voted 4-0-1 in favor of the motion with K. Fuller abstaining

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NEW APPLICATIONS:

Case #425-04-18: Application submitted by Betsy Co. LLC for Variances to the degree necessary from Section 400.8.1 of the Holderness Zoning Ordinance in the amount of 10 ft. to permit construction 25 ft. from the edge of the right of way of US Route 3 for a new structure to be erected on property located on Tax Map 101-035 in the Commercial District, Town of Holderness.

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

John March was present to speak to the above request on behalf of the applicant. He noted that the project had been scaled back from the original presentation in 2015. There were now only two town houses and one garage proposed for the project. The applicant was seeking relief from the required setback in the amount of about 10 feet. He noted that the property varied in the distance from the roadway due to the shape of the building. Mr. March also noted that he would also need approval for a new septic system as well as site plan review from the Planning Board but the variance would first be needed from the Zoning Board.

B, Maloney noted that the proposed variance would improve the location of the new structure relative to the road.

B. Maloney asked for questions from the Board. There were none at this time.

B. Maloney asked for questions from the public. Mr. Cripps asked why the building had to be moved back. B. Maloney commented that it would improve the buildings location relative to the road.

Mr. Smith asked if the State would require the building to be moved back further. It was the opinion of those present that the State would not expand beyond the current width of the existing road.

There were no further questions from the public and abutters.

B. Maloney closed the public portion of the hearing and asked if there were any other questions from the Board.

W. Broom asked why the full setback could not be met. Ms. Cummings replied that there was a steep grade that would require the relocation of an existing retaining wall.

The Board reviewed the 5 criteria for meeting a variance. It was agreed that the criteria had been met in all instances.

B. Maloney asked if there was a motion from the Board with respect to the application.

B. Zurhellen made a motion to approve the variance request as submitted. J. Ruhm provided a second. There was no further discussion. The Board voted 5-0 in favor of the motion.

B. Maloney thanked Mr. March for his presentation.

OTHER BUSINESS:

M. Capone noted that he was anticipating the receipt of another variance request. That would require the Board to meet on May 8th for a hearing.

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

Eric Mac Leish, a potential new member of the Board was present. The members spoke with Mr. Mac Leish with regard to his interest in serving. He noted that he had served in a similar capacity in Massachusetts and would like to do the same in Holderness.

After some brief discussion the Board requested that the Town Administrator draft an appointment slip to be signed by the Select Board at their meeting on Monday.

M. Capone mentioned that if the Board signed the appointment slip on Monday he would contact Mr. Mac Leish and have him come to the office to be sworn in by the Town Clerk. He would then be eligible to participate at the May meeting.

W. Broom mentioned that he might be available for the May meeting if needed, but his resignation would be effective after that. There was some discussion with respect to having members present and available for the meeting and the rules regarding having only three members present. Mr. Broom will advise the Board as to his availability as the date approaches.

ADJOURNMENT:

At 6:55P.M. the following motion was made:

MOTION: "To adjourn."

Motion: J. Ruhm
Second: K. Fuller
Discussion: None
Motion Passed: 5 – Yes, 0 – No

Respectfully submitted,

Michael Capone
Town Administrator