

**TOWN OF HOLDERNESS
Zoning Board of Adjustment
Meeting Minutes June 9, 2026**

Members Present: B. Sweeney, Chair, Jim Fenster, Stephen Mitchell, and William Hess

Others Present: Sally Fellows

Call to Order:

The meeting was called to order at 6:15 P.M by the Chair.

Approval of Minutes:

W. Hess made a motion to accept the minutes of May 12, 2026 as presented. The motion was seconded By B. Sweeney.

Motion passed 4– Yes 0 – No

The chair inquired of any conflicts from the members and heard none. The chair inquired of the applicants their agreement with continuing the public hearing with only four members of the board in attendance. All applicants confirmed that they wished to continue with the sitting four members.

New Applications:

Case # 523-06-01 Application submitted by Lynn Durham for property identified as Tax Map 228-078-000 located at 356 NH Route 175 in the General Residential (GR) District for a Variance, from Section 700.2.1.2 to allow the expansion of living space of an existing non-conforming structure within the setback to allow for better accommodations for aging in place.

Ms. Durham introduced herself as the owner of the property stating that since the accident that damaged the dwelling necessitating re-construction of the breezeway area, she has not regained full mobility and would like to expand the first floor of the dwelling to better suit her needs as she ages. This expansion will be to the rear of the building, but since the existing footprint of this 1700's structure predates zoning and is within the front yard setback the expansion will also be in the setback.

The chair asked if the public had any questions, S. Fellows thought there had been some controversy over an addition many years ago but wasn't sure of the outcome. Ms. Durham responded that was before she purchased the property in 2009. She continued by stating that she has more than ample acreage to the rear of the structure but the house is where it is necessitating a variance. Hearing no other questions, the chair asked if any board member had any questions, hearing none the chair closed the public hearing at 6:25 pm.

The Chair proceeded to review the five criteria for the granting of variances, concluding from an affirmative unanimous vote of the members that the applicant addressed all five criteria adequately or in the affirmative, and established that the location of the existing structure

created a hardship necessitating the approval of a variance for the expansion of the first floor living space as proposed.

B. Sweeney made a motion to grant the requested variance as submitted, W. Hess seconded the motion, motion passed 4- Yes 0 - No.

Case #524-05-02: Application submitted by Samyn-D'Elia Architects, Clay Hayles as agent for Stephen and Beth O'Connell for property identified as Tax Map 102-030-001 located at 12 Vinga Court in the General Residential (GR) District for a Variance, from Section 700.2.1.2 to allow the expansion of living space within the setback to allow for the construction of 558 cubic feet of dormer space for ceiling height to a safe, reasonable code compliant standard.

Clay Hayles introduced himself and Chris Saloman as agents for the owner. They are here to request a variance to expand the living space cubically within the side setback. The existing structure has finished living space on the second floor that is used as a bedroom but has less than 50% of the floor area with compliant ceiling height but is being taxed as living space. Four neighbors sent email letters of concurrence with the request for a variance, and these emails were presented to the members.

Questions from the members referred to existing staircase, height of building, and not increasing floor area.

C. Hayles responded that the existing staircase is very steep and narrow and will be replaced with a code compliant set of stairs, the ridge height is not changing and no increase in usable floor area is proposed only the amount of level code compliant ceiling height with addition of the dormers.

B. Sweeney inquired as to the neighbors directly affected, or in line of sight.

C. Hayles responded that they had no issue with the addition and felt that it would actually be an improvement aesthetically.

B. Sweeney has concerns with overcrowding of the area, W. Hess did not necessarily agree with the ordinance restriction on expanding volumetrically if it is to increase usable living space within the existing footprint. J. Fenster logically agreed with both opinion but weighed the fact that there is no expansion of the existing footprint, that it was not adding to the crowded area and no additional dwelling was proposed.

The chair asked the public for any comment, hearing none, asked if the board had any additional questions or comments, hearing none proceeded to close the public hearing at 6:45 pm.

The Chair proceeded to review the five criteria for the granting of variances, concluding from an affirmative vote of the members that the applicant addressed all five criteria adequately or in the affirmative, and established that the location of the existing structure created a hardship necessitating the approval of a variance for the expansion of the second floor living space by constructed the dormers as proposed.

B. Sweeney made a motion to grant the requested variance as submitted, W. Hess seconded the motion, motion passed 4- Yes 0 - No.

Case #525-05-03: Application submitted by Terrain Planning and Design as agent for Conall and Eileen Ryan for property identified as Tax Map 102-012-000 located at 20 Christian Lane in the Commercial District (CD) District for a Special Exception, pursuant to Sections 700 and 900 to allow the replacement of a pre-existing aged septic system that will require variances from the property and lake reference line setbacks.

The chair opened the public hearing to hear testimony from Romi Maurer as agent for the owners Conall and Ellen Ryan.

Ms. Maurer stated that the proposal is to replace the existing non-conforming septic system with a new better designed system in the current location that does not meet the setbacks to property lines or reference lines to the lake. The existing property has limitations and the proposed system is being placed at the location of the existing system. There is no location on the parcel that they could meet all the setback requirements of the ordinance. An NHDES shoreland permit, 2026-00046 has been approved for the proposed impacts and no adverse impacts are expected from this construction.

The chair asked the public for any comment, hearing none, asked if the board had any additional questions or comments, hearing none proceeded to close the public hearing at 6:50 pm.

W. Hess made a motion to grant the special exception to replace the existing septic system with a new system in the current non-conforming location as proposed and approved by NHDES and that the waiver of dimensional requirements appeared to be reasonable ones. B. Sweeney seconded the motion, motion passed 4 – Yes 0 – No.

Case #526-05-04: Application submitted by Jeremy Bonan for property identified as Tax Map 213-023-000 located at 267 Mount Prospect Rd in the General Residential (GR) District for a 32 foot variance, from Section 400.8.1.1 to allow the replacement of an existing non-conforming accessory structure with a larger structure in the 35' setback.

The chair opened the public hearing at 7:00 pm. Mr. Bonan introduced himself as the owner and as the town's Fire Chief and Compliance Officer. His request is to replace an existing non-conforming accessory structure, storage shed, with a larger storage shed in the same approximate location. The new shed would be no closer to the property line but will be 2 feet wider and 8 feet longer than the existing shed. He explained that he would have liked to have added a garage to the house but the cost is prohibitive at this time. He needs additional area to store equipment and his children's toys and bicycles. The conforming areas of the lot are down a steep grade from the street and are often times very wet. It would require an extensive amount of fill to bring to grade. In addition, the septic tank and field also limit the location that a shed could be built.

S. Fellows an abutter inquired as to the proposed location and size of the shed and felt that the issue of expansion is something the ZBA should consider. Mr. Bonan explained the specifics of his proposal to her, and stated that the existing shed was there when he bought the property and appears that no building permit was obtained.

Being no other comments or questions from the public hearing or the board members the chair closed the public hearing at 7:20 pm.

The Chair proceeded to review the five criteria for the granting of variances, concluding from an affirmative vote of the members that the applicant addressed all five criteria adequately or in the affirmative, and established that the conditions of the lot, septic location, steepness of the grade and wetness of the land created a hardship necessitating the approval of a variance for the replacement of the existing non-conforming shed, and that the expanded size would not be detrimental.

B. Sweeney made a motion to grant the requested variances as proposed for the replacement of an existing non-conforming accessory structure. J. Fenster seconded the motion, motion passed 4 – Yes 0 – No.

Other Business: None

Adjournment:

At 7:25 P.M. the following motion was made:

MOTION: "To adjourn."

Motion: B. Sweeney

Second: J. Fenster

Discussion: None

Motion Passes: 4-Yes 0-No

Respectfully submitted,

Lucinda M. Hannus
Land Use Assistant