

TOWN OF HOLDERNESS
Zoning Board of Adjustment
Meeting Minutes August 11, 2026

Members Present: B. Sweeney, Chair, Jim Fenster, Stephen Mitchell, Will Hess and Jude Ruhm-Wyatt

Others Present: Meredith Goldstein, Sarah Thorne, Ethan Wood. Refer to sign in sheet for others in attendance.

Call to Order:

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

Approval of Minutes:

J. Fenster made a motion to accept the minutes of July 21, 2026 as presented. The motion was seconded By B. Sweeney.

Motion passed 3– Yes, 2 – Abstained, 0 – No

The chair inquired of any conflicts from the members, W. Hess stating that he will need to recuse himself from Case# 529-07-02 as he is the engineer for that applicant.

Continued Applications:

Case #527-06-01: Application submitted by Meredith Goldstein on behalf of DiSalvo Family Trust for property identified as Tax Map 102-050-000 located at 27 Perkins Lane in the Rural Residential (RR) District for a Variance, from Sections 700.2 and 400.8 to allow the replacement of an existing septic system and the expansion of a non-conforming structure.

This is a continuation of the hearing that started on July 21, 2026. At that time the applicant chose not to be heard by only three members in attendance for the board and asked to be continued to this meeting. That request was granted by the board.

M. Goldstein introduced herself as agent for the applicants, the DiSalvo family and then M. Barnard as the septic designer. Ms. Goldstein explained the history of the property and continuous ownership of the home by the applicant and their desire to convert the existing structure into a full-time residence. The existing structure is in disrepair and as such it is not feasible to repair and they need to tear it down and rebuild. The plan is to add a garage for safety reasons for the occupants and a porch with all but a five (5) foot extension on the garage being built on the same footprint of the existing structure. She stated that only 13.5% of the land is suitable for building and the septic also needs to be replaced and the lot has limited area which will need variances.

M. Barnard the septic designer stated that he is unable to locate the new septic system to meet the town setbacks but can meet the state setback requirements. The field which will be mounded is pushed to the northern side of the property so as to not create a “speed bump” across the existing driveway. The design is the smallest footprint and will be located adjacent to the adjoining marginal property that is owned by the Science Center and more than likely will never be built upon. The proposed new system will be an improvement over the existing, will stay above the water table and be less of an impact on the lake. He also stated they have obtained a shoreland permit from NHDES.

B. Sweeney asked how many bedrooms is the design. M. Barnard responded four (4).
J. Fenster inquired as to maintenance of this type of filtered system. M. Barnard stated that it will need cleaning and maintenance approximately 1-2 times per year.
S. Mitchell asked about the driveway crossing. M. Barnard responded that it is pump system and will be sleeved and insulated.

B. Sweeney inquired of the audience if there were any comments or questions.

D. Rossner, resident of Smith Road stated he knows the family and that the town should welcome these types of people and supports the variance applications. There were no other questions or any objections to the variance requests for the new septic system.

M. Goldstein proceeded by explaining the other variance needed for the proposed re-construction. First, she does not believe that the five (5) foot extension on the front of the garage requires a variance since it is within the building envelope, but as a precaution it is included as a variance request if the board feels that it is needed. The board members debated this question and agreed that it did not need a variance.

M. Goldstein explained the other variances requested as they propose to expand the living space of the existing non-conforming structure by adding a third floor on the same footprint. She explained that going up on the expansion was the least invasive option.

M. Goldstein further testified that they felt they met the five variance criteria and due to the uniqueness of the property, the limited buildable area, respecting the existing property that the proposal is a reasonable re-use of the property.

J. Fenster inquired as to their intent to add a floor and how this would affect the aesthetics and view of the property. M. Goldstein responded that the home is set way back on the lot from the lake and would have little additional impacts on the look and they will be under the 35' maximum height restriction.

B. Sweeney stated he was uncomfortable that there were no elevations of the proposed structure submitted as part of the variance application.

M. Goldstein responded they provided plans for the variances requested and that they are still working with the designer on the final configuration.

T. DiSalvo stated that it was being designed as a cottage style home, less than 35' in height, maintaining the same number of bedrooms and supplementing the living space to replace the living space lost due to the conversion of the existing area to a garage.

The board discussed the ability to review without these elevations and agreed that they can not judge a project by the aesthetics or design.

There being no other questions or comments the public hearing was closed at 6:45 pm.

Board members proceeded to review the five variance criteria unanimously agreeing on all elements that the project met these criteria. There being no further deliberation on the

application, B. Sweeney made a motion to grant the variances in their entirety as presented in the application. They are as follows:

Section 400.8.1.1 7.4 foot variance for the leach field

Section 400.8.1.1 19.6 foot variance for the septic tank

Section 400.8.1.2 48.4 foot variance from the reference line and well for the leach field

Section 400.8.1.2 21.8 foot variance from the well for the septic tank

As represented on the Effluent Disposal System Design plans for the DiSalvo Family Trust dated March 2026 designed by B. A. Barnard.

Section 700.2.1.1 and 700.2.1.2 no increase in non-conformity of the footprint, and a variance to expand the living space within the existing footprint by converting the first floor living space to garage space and adding a third floor to offset this loss.

Motion was seconded by J. Fenster, motion passed 5 – Yes 0 – No

Nes Business:

Case # 528-07-01: Application submitted by Sarah Thorne for property identified as Tax Map 205-017-000 located at 26 Pinehurst Road in the General Residential (GR) District for a Variance of five (5) feet from the required front setback of Section 400.8.1 to allow the construction of a new 8' X 8' wood shed.

B. Sweeney opened the public hearing at 6:45 pm.

S. Thorne explained that she heats her home primarily using wood and that she needs a serviceable wood shed for storage. The lot is constrained by its configuration with the only suitable area that is reasonably close to the house and far enough away from the driveway so as to not impede the plowing of snow requires a variance of five (5) feet from the front yard setback. She further stated that there are no adjacent houses close enough that can see this proposed shed, across the road is conservation land and that the shed would be in keeping with the character of the neighborhood and would eliminate the need for ugly tarps covering the needed wood piles.

The board had no questions; W. Hess thanked the applicant for following town regulations. There were no comments or questions from the audience. B. Sweeney closed the public hearing at 6:50 pm

The members proceeded to evaluate the variance request to the five criteria voting unanimously on all five as been acceptable. B. Sweeney made a motion to grant the five (5) foot variance to the front setback to allow the construction of a new wood shed as proposed. Jude Ruhm-Wyatt seconded the motion. Motion passed 5 – Yes 0 – No

Case # 529-07-02: Application submitted by Ethan Wood on behalf of the Kyle Bolduc Living Trust for property identified as Tax Map 236-054-000 located at 57 Morning Star Road in the General Residential (GR) District for multiple Variances, from Section 400.8.1 and Section 700.2.1 to allow the reconstruction and expansion of an existing non-conforming single-family year-round dwelling.

W. Hess recused himself from the board and sat in the audience.

E. Wood as agent for the applicant proceeded to explain the project and the need for variances. The proposal is to move the house farther away from the lake and remove an existing shed and incorporate

that footprint with the existing house foot print to reconstruct an expanded new house. The existing structure is currently 12.3 feet from the lake and the new structure will be 18.8 feet. The applicant has received an approved shoreland permit from NHDES.

B. Sweeney inquired about the decks on the lake side and what is the overall expansion of the house. E. Woods stated that they are not changing the location of the decks. W. Hess acting as an engineer for the project stated the living space is being reduced from 3704 sf. To 3574 sf. of impervious area.

B. Sweeney asked about the property to the south of this lot. E. Woods stated that they have a letter of support from those owners which currently avail themselves of the driveway depicted on the plans. He also stated that the title company was unable to identify a description or width of the deeded ROW but have displayed the current traveled way.

B. Sweeney why are pictures of other houses part of the file. E. Wood stated that it was to show that the neighborhood consists of many houses that are all just feet off the lake and this proposal remains in keeping with that character.

B. Sweeney asked if there was any increase in the height of the structure. The Architect for the project indicated no increase in volume and the structure will be built on a crawl space foundation.

Members of the audience indicated support of the project with no opposition heard. No further questions from the board. B. Sweeney closed the public hearing at 7:15 pm.

The board reviewed the defense of compliance with the five criteria necessary to grant the requested variances. The board agreed unanimously on all five as being supported and B. Sweeney made a motion to grant the variances as presented in the application and represented on the plans entitled "Existing ZBA Plan" and Proposed ZBA Plan" by Hess Engineering and Construction dated August 3, 2026. J. Ruhm-Wyatt seconded the motion. Motion passed 4 – Yes 0 – No.

Other Business: Members discussed looking for alternate members, when would officer elections be held, and the limits of conditional approvals, and dimensional relief versus esthetics.

Adjournment:

At 7:30 P.M. the following motion was made: MOTION: B. Sweeney "To adjourn."

Second Motion: J. Fenster - Discussion: None Motion Passes: 4-Yes 0-No

Respectfully submitted,

Lucinda M. Hannus
Land Use Assistant