

Holland Zoning Board of Appeals
Meeting Minutes

Date: February 26, 2020

Present: Don Beal, Chairperson, Scribe
Ron Seaburg, Secretary
John Stevens, Member
Mark Mitchell, Associate
Kevin Palmer, Associate

7:00 PM Don opened the meeting at 7 PM. The Minutes for 2-12-2020 were read and accepted with changes noted. The Board's decision regarding the Wilson garage application was discussed. Don will talk with Jack about his decision to allow the garage to be built within a commercial district. The Board acknowledges a ten-foot side setback is required.

7:15 PM Special Permit Request
Brian Johnson
61 Stafford Road. 12-A-4 Book 14295 Page 0128

Brian explained his project to the Board. He would like to convert a single-family home into a two-family home. The construction would be on the NE side of the house and would include a deck. All construction would be within setback requirements. The height would be less than 35 feet and the addition would be approximately 900sq-ft. Town resident, Peter Frei, was present and spoke against the project. He suggests the addition would be in violation of Town By-Laws. He presented a packet of letters to Don Beal, Chairperson. Also in attendance were six other persons who observed the proceedings.

The Board scheduled a site visitation for 2-29-20 at 10AM.

A Continuance was scheduled for 3-11-20 at 8:30 PM.

8:15 PM Special Permit Request
Michael Breor
326 Mashapaug Road. R06-A-3. Book. 22557 Page 0032

Applicant wants to demolish and rebuild a single family home, add a 10' x 20' deck, add a two car Garage and move the proposed house away from the flood zone.

A site visitation was scheduled for 2-29-20 at 10:30 AM.

A continuance was scheduled for 3-25-20 at 8:45 PM.

8:30 PM Special Permit Request Continuance
Anthony and Robin Lauzon
42 Over The Top Road. R15-B-3 Book 22686 Page 0356

Anthony present the Board plans for new construction that met all the Board's concerns. Don moved to accept the project as presented. Ron seconded the motion. All members voted in favor of the motion.

8:35 PM Special Permit Request Continuance
Richard Lauzon
44 Over The Top Road. R15-B-4. Book 16294. Page 0581

Richard withdrew his plans to add a bathroom in the basement. Instead the addition will be for storage, with the entrance from the inside only.

Don moved to accept the project with a squared off footprint as shown on the plans, allow the deck to be raised 2', with storage area below the deck. Mark seconded the motion. All present voted in favor of the motion.

8:40 PM Don moved to adjourn. Mark seconded the motion. Motion passed.

CC: Town Website, ZBA file

Submitted by,

Ronald Seaburg, Secretary