

Holland Zoning Board of Appeals
Meeting Minutes

Date: June 24, 2020

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

Absent: Kevin Palmer, Associate

7:00 PM Don called the Meeting to order. The Minutes for 6-10-20 were read and accepted with corrections noted.
General Board business was discussed.

7:15 PM Special Permit Request Continuance
Robin and Bob Hellinger
17 Island Road. R10-A-22. Book 21956. Page 0444

Atty. David Berson (Bacon and Wilson), and Steve Brissette, engineer, designer, were present and represented the Hellingers. Atty Berson emphasized case law with an emphasis on safety concerns being cause for granting a variance. He presented the Board with a case study which he believes supports his argument. The Hellingers have a steep driveway that presents a number of issues especially during the winter. The Board will review the material presented by Atty. Berson.
A Continuance was scheduled for July 8, at 7PM.

7:45 PM Special Permit Request Continuance
Paul and Theresa Les
19 Island Road. R10-A-23. Book 21147. Page 438

Steven Bressette presented new plans that showed reduced front setback distance, marginal driveway encroachment into the side setback, and improved water run-off drainage. Don moved to approve the garage project as presented. Mark seconded the motion. All voted in favor of the motion.

8:00 PM Special Permit Request Continuance
Michael Breor
426 Mashapaug Road. R06-A-03. Book 22557. Page 0032

Michael presented plans that showed that the 22' by 40' garage will have less than 4.5% of its area enter the setback area. The Board concluded the garage would not be detrimental to the neighborhood. Don moved to accept the proposal as presented. Ron seconded the motion. All members voted in favor of the motion.

8:30 PM Mark moved to adjourn. Ron seconded the motion. All voted in favor of the motion.

CC: Town Website, ZBA file.

Submitted by:

Ronald Seaburg, Secretary