

Holland Zoning Board of Appeals
Meeting Minutes

Date: December 28, 2023

Present: Don Beal, Chairperson, Scribe
Ron Seaburg, Secretary
John Stevens, Member
Sean O'Brien, Associate

Absent: Mark Mitchell, Associate

7:00 PM Don called the meeting to order. General Board business was discussed. The Minutes for 12-13-23 were read and accepted with corrections noted.

7:15PM Special Permit Request Continuance
Kyle and Kristen Moreau
27 Old Acres Road. R22/C/7. Book 21242. Page 00247

Bob Pellicane, 28 Old Acres Road, an abutter was present.
Ron moved to open the Board decision of 12/13/23. Don seconded the motion.
All present voted in favor of motion.

Don initiated a discussion regarding Grandfathered lots. It was noted that once built upon, the Grandfathered lot status ends. Kyle understood the Boards position and agreed to change his previous request . The location of his proposed garage will now be 15' from the south side rear property line, 35' from Craig Road, and 10' from the rear right of way.
The Board agreed to the new setbacks due to topography and safety issues.
Don moved to accept the new setbacks. John Seconded the motion.
All voted in favor of the motion. Motion passed.

8:10PM Don moved to adjourn. John seconded motion. Motion passed.

CC: Town Website, ZBA file

Submitted by:
Ronald Seaburg, Secretary