

Holland Zoning Board of Appeals
Meeting Minutes

Date: June 12, 2019

Present: Don Beal, Chairperson, Scribe and Acting Secretary
John Stevens, Member
Mark Mitchell, Associate

Absent: Ron Seaburg, Secretary
Kevin Palmer, Associate

7:00 PM General Board business was discussed.

7:15 PM Request for modification to previously issued Special Permit
Robert and Jeanne Phelps
2 Massaconnic Trail R07-D-08, Book 7871, page 111

Mr. Phelps purchased the property the garage is upon with the stipulation he could use it either for a dwelling or a garage. He decided to use it for a garage, which he was able to locate wherever he wanted to on the property, as it was a one time grandfathered lot.

When the ZBA approved construction of the garage in 2005, it specified the lot the garage was on was to be tied together with the house lot and sold together with it. The decision also specified the second floor of the garage was not to be used for living space.

Since this decision was issued in 2005, the town of Holland has encouraged the construction of small apartments in town, with the addition of Section 6.7 – Accessory Dwelling Unit – to the Town of Holland Bylaws in 2012. Permission to do so is granted by the Holland Planning Board, but they cannot give this permission to Mr. Phelps unless the ZBA removes the condition in the 2005 decision and allows the second floor of the garage to be used for living space. He requested the condition be removed, as he wishes to rent the space over the garage. After some discussion the Board said it needed more time to research the request with a decision to be rendered at a continuance set for 7:45 PM on June 26th, 2019.

7:45 PM Continuance for request to tear down and rebuild the house at 3 Massaconnic Trail
James and Barbara Blanchette

The Blanchettes did not appear for their continuance. Another continuance was set for 8:15 on June 26, 2019.

8:00 PM Don moved to adjourn the meeting which was seconded by John Stevens. Motion approved.

CC: Town Website, ZBA file

Submitted by:

Donald R. Beal, Acting Secretary