

Holland Zoning Board of Appeals
Meeting Minutes

Date: June 26, 2019

Present: Don Beal, Chairperson, Scribe and Acting Secretary
Ronald Seaburg, Secretary
Mark Mitchell, Associate
Kevin Palmer, Associate

Absent: John Stevens, Member

7:00 PM General Board business was discussed.

7:15 PM Mr. Ryan Sullivan of 101 Union Road (R8-C-11) submitted plans showing the addition of a second story to the existing house as well as a mudroom on one side. The plot plan indicated he had enough room to do the construction. Members of the Board will visit the site, and a continuance was set for 8:15 PM on July 10, 2019.

7:45 PM Request for modification to previously issued Special Permit
Robert and Jeanne Phelps
2 Massaconnic Trail R07-D-08, Book 7871, page 111

When the ZBA approved construction of their 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.

The Board discussed with the Phelps' the problem of authorizing proper living space in an accessory building or over a garage. One of the requirements was that the residents of the new apartment had to share the same driveway as the principal dwelling. The bylaw also specified additional living spaces were to be on the same lot as the principal dwelling. Mr. Phelps' garage is on a lot across the street from the dwelling.

The Board recommended the Phelps' withdraw their request without prejudice, which would enable them to research the matter more fully and possibly resubmit another request at a later time should there be any changes in the bylaw.

8:15 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 8:30 on July 10, 2019.

8:30 PM Don moved to adjourn the meeting which was seconded by Ron Seaburg. Motion approved.

CC: Town Website, ZBA file

Submitted by:

Donald R. Beal, Acting Secretary