



ZONING BOARD of ADJUSTMENT

Town of Hollis

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Minutes of March 26, 2020

The ZBA Meeting was held in the Community Room, Hollis Town Hall, and was called to order by Chairman Brian Major at 7:00 pm.

MEMBERS OF ZONING BOARD OF ADJUSTMENT: Brian Major, Chairman; Alternate Members – Drew Mason and Meredith West.

Major appointed Mason and West voting members this evening.

Major said due to the national health emergency and with the agreement with the applicant ZBA Case 2020-003, ZBA Case 2020-004 and ZBA Case 2020-005 will not be heard this evening and will be tabled until the April 23, 2020 meeting.

West moves to table Case 2020-003, Case 2020-004 and Case 2020-005 to the April 23, 2020 meeting.

Mason seconded.

Motion unanimously approved.

Case ZBA 2020-003

The application of Raymond Lorden, property owner, for a Variance to Section XII Nonconforming Uses, Structures and Lots, Paragraph A.3, Nonconforming Uses, Alterations of the Zoning Ordinance to permit the expansion of a non-conforming use of 5 single family dwelling units on a single lot to six single family dwelling units. (1 single or 1 two family dwelling is permitted), located at 11 Federal Hill Rd., Map 059, Lot 024 in the Recreational Zone.

Case ZBA 2020-004

The application of Raymond Lorden, property owner, for a Variance to Section XF Recreational Zone, Paragraph 3a Minimum Lot Area, of the Zoning Ordinance to allow a lot area of .82 per dwelling unit where .98 per dwelling unit exists and 2 acres per dwelling unit is required, located at 11 Federal Hill Rd., Map 059, Lot 024 in the Recreational Zone.

Case ZBA 2020-005

The application of Raymond Lorden, property owner, for a Variance to Section IX General Provisions, Paragraph J, Number of Residential Units which may be constructed on a lot, of the Zoning Ordinance to construct a single family home on a lot where 5 dwelling units currently exist, located at 11 Federal Hill Rd., Map 059, Lot 024 in the Recreational Zone.

Other Business

The board discussed the possibility on having the April 23, 2020 meeting via “Zoom” which would limit the amount of physical contact. However, no formal decision was made at this time.

Major requested Drew Mason be appointed a regular member of the ZBA effective May 1, 2020, due to the retirement of Susan Durham from the ZBA. The members agreed. Setaro will draft a memo and forward the request to the Board of Selectmen.

The ZBA meeting adjourned at 7:15 p.m.

Donna Lee Setaro, Building and Land Use Coordinator
Hollis Zoning Board of Adjustment