



ZONING BOARD of ADJUSTMENT

Town of Hollis

Seven Monument Square
Hollis, New Hampshire 03049
Tel. 465-2209 FAX 465-3701

Minutes of April 23, 2020

The ZBA meeting was held via zoom platform and was called to order at 7:00 pm by Chairman Brian Major.

Due to the Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, the Zoning Board of Adjustments is using the Zoom platform to conduct this meeting electronically

MEMBERS OF ZONING BOARD OF ADJUSTMENT: Brian Major, Chairman; Jim Belanger, Vice Chairman; Regular Members – Cindy Robbins-Tsao, Rick MacMillan and Drew Mason, Alternate Members -Kat McGhee, Bill Moseley, Meredith West and Stan Swerchesky.

Major said the applicant requested ZBA Case 2020-003, ZBA Case 2020-004 and ZBA Case 2020-005 be tabled until the May 28, 2020 meeting.

Tsao moved to table Case 2020-003, Case 2020-004 and Case 2020-005 to the May 28, 2020 meeting.

MacMillan seconded.

Motion unanimously approved.

Case ZBA 2020-003

The application was tabled on March 26, 2020 and continued to April 23, 2020 - 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 was tabled on March 26, 2020 and continued to April 23, 2020 - 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 was tabled on March 26, 2020 and continued to April 23, 2020 - 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 ZBA discussed the Planning Board meeting held on 4/21/2020, which used zoom. Bill Moseley, Planning Board Chairman said there were a few glitches during the first 10 minutes but the meeting over all went well.

The ZBA discussed whether or not to invite Edward Frothingham, potential new alternate member, for a meet and greet at the next ZBA meeting even if the meeting was to be held on zoom. The ZBA decided to invite him to the next meeting that can be conducted in person.

Public Comment

Katharine Kinnane, 268 S. Merrimack Road

Kinnane asked the ZBA members if the application deadline for her potential appeal of an administrative decision could be extended. Major replied the ZBA doesn't have the authority to extend deadlines for an appeal. The deadline are set in

accordance to state statute. Kinnane said she is having difficulties with her application since her appeal doesn't conform to the criteria on the form. Major said the ZBA can't discuss potential appeals without an application and Kinnane should direct her questions to town staff.

Review of Minutes

MacMillan moved to approve the minutes of January 23, 2020.

Seconded by Tsao.

Motion unanimously approved.

MacMillan moved to approve the minutes of March 26, 2020.

Seconded by McGhee.

Motion unanimously approved.

The meeting adjourned at 7:15pm.

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