



BOARD of ADJUSTMENT
Town of Hollis
Seven Monument Square
Hollis, New Hampshire 03049
Tel. 465-2209 FAX 465-3701

Minutes of December 5, 2019

The ZBA Meeting was held in the Community Room, Hollis Town Hall, and was called to order by Chairman Brian Major at 7:15 pm.

MEMBERS OF ZONING BOARD OF ADJUSTMENT: Brian Major, Chairman; Jim Belanger, Vice Chairman; Alternate Members –Kat McGhee and Bill Moseley.

Major appointed McGhee and Moseley as voting members this evening.

Other Business

Proposed zoning change which would give the Zoning Board of Adjustment authority to grant a special exception for the minimum side yard width within the Residential Agricultural Zone (R&A).

The ZBA members discussed the proposed zoning change and agreed, if adopted, the ZBA must be cautious in making a decision(s). The decision(s) should include findings of fact appropriate for each individual application and situation.

Belanger moved that the Zoning Board of Adjustment (ZBA) submit the language, as amended at the November 21, 2019 ZBA meeting, to the Planning Board (PB) as a suggested amendment to the zoning ordinance regarding the minimum side yard width and that the change is to apply only to the R&A zone.

Seconded by McGhee.

The motion passed 3 to 1 with Moseley abstaining.

Amended language from the minutes of the November 21, 2019 ZBA meeting.

Add new section

Section X. Zoning Districts, Section G Residential and Agriculture District (R&A),

5. SPECIAL EXCEPTION IN THE RESIDENTIAL AND AGRICULTURAL DISTRICT MINIMUM SIDE YARD WIDTH:

1. The Zoning Board of Adjustment may grant relief from the 35 foot side yard setback requirement, by Special Exception, if the Board finds that:
 - a. The encroachment to the minimum side yard width requirement is reasonable and would not be detrimental to the neighborhood and either;
 - b. Strict adherence to the setback requirement would cause inconsistency in the massing of buildings or;
 - c. Strict adherence to the setbacks would be inconsistent with setbacks of existing adjacent buildings.

The ZBA meeting adjourned at 7:25 pm.

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