

# Town of Hollis

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## HOLLIS PLANNING BOARD

January 21, 2020 – 7:00 PM Meeting



## NOTICE OF HEARING – ZONING CHANGES

The Hollis Planning Board will hold a Public Hearing to consider the following Zoning Ordinance Amendments, including four Petition Articles, on January 21, 2020 at 7 PM, Hollis Town Hall Meeting Room. A full copy of all proposed amendments are on file at the Hollis Town Hall and on the Town of Hollis webpage.

**AMENDMENT (1)** ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (1) AS PROPOSED BY THE PLANNING BOARD FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

Amend Section VIII, Definitions, by adding the following: Setback - The minimum distance between the nearest portion of a building or structure and a lot line, a right-of-way line, or a terrain feature such as shoreline or wetlands area. Setbacks are required in this ordinance to support the purposes of Zoning Ordinances as specified in state law.

**Explanation:** A definition should be added to define the purpose for setbacks. The word “setback” appear 56 times within the Hollis Zoning Ordinance without a definition.

**AMENDMENT (2)** ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (2) AS PROPOSED BY THE PLANNING BOARD FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

Amend Section X. Zoning Districts, Section G Residential and Agriculture District (R&A), by adding a new section 5. Special Exception in the Residential and Agriculture District Minimum Side Yard Width,

1. The Zoning Board of Adjustment may grant relief from the 35 foot side yard width requirement for existing residences 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.

**Explanation:** As stated in the Hollis Zoning Ordinance, any side yard width encroachment requires a variance and a hardship must be found to exist in order to grant the variance. There have been certain circumstances where side yard width encroachments have met the intent of the ordinance but the ZBA lacks the authority to grant a special exception.

**AMENDMENT (3)** ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (3) AS PROPOSED **BY PETITION** OF THE VOTERS OF THIS TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

Amend various portions of Section XVIII Workforce Housing including the Purpose, Authority, Applicability, Conditional Use Permit Criteria, Workforce Housing General Requirements, Assurance of Continued Affordability and Administration, Compliance and Monitoring sections.

**The Planning Board Does Not Support or Supports the proposed Petition amendments.**

**AMENDMENT (4)** ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (4) AS PROPOSED **BY PETITION** OF THE VOTERS OF THIS TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

Amend Section XI, D Multi-family Zone (Workforce Housing) by making a number of changes to the Purpose and the General Standards Sections of the Ordinance.

**The Planning Board Does Not Support or Supports the proposed Petition amendments.**

**AMENDMENT (5)** ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (5) AS PROPOSED **BY PETITION** OF THE VOTERS OF THIS TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

Amend Section XX Hollis Open Space Planned Development by making changes to the Purpose, Applicability and Procedures in a HOSPD, Workforce Housing Units/Owner Occupied Sections of the Ordinance.

**The Planning Board Does Not Support or Supports the proposed Petition amendments.**

**AMENDMENT (6)** ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (6) AS PROPOSED **BY PETITION** OF THE VOTERS OF THIS TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

Amend Section XXI Housing for Older Persons by making changes to the Purpose and General Standards Section of the Ordinance and adding an Open Space Requirement provision.

**The Planning Board Does Not Support or Supports the proposed Petition amendments.**

**ADJOURN**

The meeting begins at 7:00 PM in the Town Hall, and is open to the public. Copies of the full text of proposed amendments are available for inspection in the Planning Department, Hollis Town Hall, 7 Monument Square, Hollis NH during the hours of 8:00 AM and 3:00 PM weekdays.

NOTE: Any person with a disability who wishes to attend this public meeting and who needs to be provided with reasonable accommodation, please call the Town Hall (465-2209) at least 72 hours in advance so that arrangements can be made.