



BOARD of ADJUSTMENT

Town of Hollis

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

Minutes of November 17, 2016

Meeting was held in the Community Room, Hollis Town Hall, and was called to order by Chairman Cindy Robbins-Tsao at 7:00 PM.

MEMBERS OF ZONING BOARD OF ADJUSTMENT: Cindy Robbins-Tsao, Chairman; Gerald Moore, Vice Chairman; Regular Members – Jim Belanger, Brian Major, and Rick MacMillan; Alternate Members –David Gibson, Susan Durham, Drew Mason, and Kat McGhee.

Review of Minutes

Belanger moves to approve the minutes of October 27, 2016.

Seconded by Moore.

Motion unanimously approved with Robbins-Tsao, Durham and Gibson.

Other Business

ZBA workshop discussion on potential zoning ordinance changes.

Mason submitted suggestions for the language for each intent section. The Zoning Board of Adjustment discussed each section and modified the intent section for the industrial zone.

SECTION X: ZONING DISTRICTS

C. INDUSTRIAL ZONE (I)

INTENT: The Industrial Zone is intended to provide for the location of industry and light manufacturing ~~General commercial uses are only permitted as special exceptions.~~ **and the special exceptions notes in paragraph 4. (Add)**

The ZBA feels that the industrial zone should be limited to the existing uses and the special exceptions noted in paragraph 4.

D. MOBILE HOME-1 ZONE (MH-1)

INTENT: The Mobile Home-1 Zone is intended to provide an area in Town in which individual lots for mobile homes as well as mobile-home parks are allowed. **(Add)**

H. RURAL LANDS ZONE (RL)

INTENT: The two-fold intent of the Rural Lands Zone is to encourage farming in Town and to permit limited development in areas where physical site conditions are problematic or access to Town services is restricted. **(Add)**

Moore moved to recommend to the planning board that each intent section be added to the zoning ordinance as modified.

McGhee seconded.

Motion unanimously approved

Mason submitted suggested modification to aquifer protection overlay zone. The ZBA discussed the changes and concluded section XI.6(b) and section XI.7(b) be removed from the zoning ordinance based on the current subsurface storage technology and state standards are sufficient to protect the Aquifer protection overlay zone.

SECTION XI: OVERLAY ZONING DISTRICTS

- 6. PROHIBITED USES IN THE AQUIFER PROTECTION OVERLAY ZONE:** The following uses shall not be permitted in the Aquifer Protection Overlay Zone:

b. ~~Subsurface storage of petroleum or other refined petroleum products.~~ Remove section

- 7. NONCONFORMING USES IN THE AQUIFER PROTECTION OVERLAY ZONE:**

b. ~~Notwithstanding subparagraph 7.a above, no underground storage tank for petroleum or other refined petroleum products may be repaired or replaced. All failed underground storage tanks must be removed according to standards established in state statutes and regulations.~~
Remove section

Moore moved to recommend to the planning board that Section XI.6(b) and Section XI.7(b) be stricken from the zoning ordinance.

Major seconded.

Motion unanimously approved

Moore submitted suggested modification to the housing for older persons ordinance as follows:

SECTION XXI: HOUSING FOR OLDER PERSONS (HOP)

- 1. GENERAL STANDARDS:** All housing for older persons shall conform to the following standards:

a. Dwelling unit density shall not be greater than ~~two (2) one (1)~~ two-bedroom dwelling units or two (2) one-bedroom dwelling units/net tract acre when the type of housing that is being proposed is that which complies with NH RSA 354-A:15, II Housing for Older Persons. ~~, which provides an exception to the rule against restricted housing for housing that is "... (II) Intended for, and solely occupied by, persons 62 years of age or older."~~

e. The minimum lot area shall be ~~15 30~~ acres and the lot shall have at least 50 feet of frontage on those roadways listed in Section ~~XXI, A, 1, L 1-2.1~~.

- 3. MAXIMUM PERMITTED DWELLING UNITS:** The maximum number of housing for older persons dwelling units approved in a calendar year, when added to all previously approved units of housing for older persons, shall not exceed ten percent ~~(10%)~~ (25%) of the total dwelling units existing in the Town for the previous year.

The ZBA discussed and concluded the modification should be proposed to the Planning Board. The conclusion was made based on the historical reference to the "justification" for the 1996 amendment to the HOP ordinance which states the one purpose was to allow "four times single family density." However, this is not what is currently allowed. The members agreed that the current restrictions do not encourage the construction of housing for older person and the age limitation should reflect RSA 354-A:15 Housing for Older Persons.

Moore moved to recommend to the Planning Board that Section XXI be modified as written.

Major seconded.

Motion unanimously approved.

Belanger noted that the UNH Co-Operative Extension offers free zoning ordinance review and the Planning Board may want to consider a full ordinance review in the future.

Meeting Adjourned

The ZBA meeting adjourned at 7:45 PM.

Respectfully submitted, Donna L. Setaro, Building & Land Use Coordinator