



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

Minutes of November 16, 2017

Meeting was held in the Community Room, Hollis Town Hall, and was called to order by Chairman Major at 7:05pm.

MEMBERS OF ZONING BOARD OF ADJUSTMENT: Brian Major, Chairman; Jim Belanger, Vice Chairman; Regular Members –Cindy Robbins-Tsao, Rick MacMillan; Alternate Members – Drew Mason

Major explained the policies and procedures.

Major appointed Mason as a voting member this evening.

Case ZBA 2017-018

The application of Karen Decelle, property owner, for a Special Exception to Section IX, General Provisions, Paragraph K Accessory Dwelling Unit of the Zoning Ordinance to permit the construction of a 592 square foot Accessory Dwelling Unit, located at 115 Worcester Road, Map 002, Lot 033, in the Residential and Agricultural Zone.

Karen DeCelle stated she is seeking approval to construct a 529 square foot Accessory Dwelling Unit (ADU) located at 115 Worcester Road. DeCelle stated when she purchased the home the ADU was already constructed with the exception of a 10' x 14' bedroom which will extend into the existing barn. The Building Inspector and the Fire Chief have completed a pre-inspection and noted from the inspection such as; smoke detectors, insulation of bedroom walls and the installation of the egress in the bedroom area would be completed prior to occupancy. The septic system has been checked by Thomas Carr, Meridian Land Services, and Carr stated as long as the bedroom count remains a 4 bedroom the septic system will be able to accommodate the ADU. (see email)

Major asked if there would be an entrance door to the barn from the ADU bedroom. DeCelle replied no. Major asked if the remaining portion of the barn was insulated. DeCelle replied no. Major asked if there was adequate parking for an additional two cars. DeCelle replied yes. Belanger asked which wall would be considered the common heated wall. DeCelle replied the wall is between the family room within the ADU and living area of the primary unit. (see plan) MacMillan stated he has done work in the home and confirmed there was a common heated wall which would satisfy the ordinance. Mason asked what was the barn would be used for. DeCelle replied storage.

Major asked if the ZBA should consider a condition of approval that there would be no door installed between the ADU bedroom and the barn. Belanger stated a condition of approval might be no further expansion of the ADU into the barn. The ZBA agreed.

DeCelle stated she would be removing a closet from one of the bedrooms in the primary dwelling and asked if the ZBA had any concerns about the septic system. Major replied the ZBA would not offer an opinion as to whether the removal of a door would turn a bedroom into a room which is not a bedroom. The applicant was advised that this decision was up to the building inspector.

Belanger stated he had received email correspondence from a person with the last name of DeCelle and asked if the emails came from her. DeCelle replied no.

No Further Questions from the Board and none from the floor – hearing portion of the case closed.

DELIBERATION AND DECISION

Case ZBA 2017-018

The discussion of the application of Karen Decelle, property owner, for a Special Exception to Section IX, General Provisions, Paragraph K Accessory Dwelling Unit of the Zoning Ordinance to permit the construction of a 592 square foot Accessory Dwelling Unit, located at 115 Worcester Road, Map 002, Lot 033, in the Residential and Agricultural Zone.

Belanger moves for the following condition of approval;

1. *No further expansion of the Accessory Dwelling Unit into the barn.*

Seconded by MacMillan.

Motion unanimously approved.

Questions/Special Exception

Question 1 Is the Exception specified in the Ordinance?

Question 2 Are the specified conditions under which the Exception may be granted present?

Question 3 Should the Exception be granted?

Board Member	Question #1	Question #2	Question #3	Total-Yes	Total-No
Major	Yes	Yes	Yes	3	0
Belanger	Yes	Yes	Yes	3	0
MacMillan	Yes	Yes	Yes	3	0
Robbins-Tsao	Yes	Yes	Yes	3	0
Mason	Yes	Yes	Yes	3	0

THEREFORE THE SPECIAL EXCEPTION WAS APPROVED WITH THE FOLLOWING CONDITION;

2. **No further expansion of the Accessory Dwelling Unit into the barn.**

Other Business

Zoning Changes

The ZBA members discussed the potential zoning changes within the industrial zone and decided not to submit any recommendations to the Planning Board this year.

Review of Minutes

Belanger moves to approve the minutes of October 26, 2017.

Seconded by Mason.

Motion unanimously approved with Tsao abstaining.

Meeting Adjourned

The ZBA meeting adjourned at 7:20 pm.

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