

TOWN OF HOLDERNESS
Zoning Board of Adjustment
Meeting Minutes March 10, 2026

Members Present: Jude Ruhm-Wyatt, V. Chair, Jim Fenster, Stephen Mitchell, and William Hess

Others Present: See sign in sheet

Call to Order:

The meeting was called to order at 6:15 P.M by the Vice Chair.

Approval of Minutes:

J. Fenster made a motion to accept the minutes of February 10, 2026 as presented. The motion was seconded By W. Hess.

Motion passed 3 – Yes 0 – No 1- Abstention

The vice chair inquired of any conflicts from the members, hearing none, the vice chair inquired of the applicants their desire to continue with the hearing with only four (4) members available to hear their application. The applicants all agreed they would continue with the four sitting members.

New Applications:

Case # 519-02-01 Application submitted by Kyle Worth, on behalf of The Boulders, LLC for property identified as Tax Map 101-046-000 located at 981 US Route 3 in the General Residential (GR) District for a 19' – 23' Variance, from Section 400.8.1.1 to allow the location of three replacement septic systems within the 35' setback and multiple variances with a maximum requested variance of 37' from Section 400.8.2 to allow the location of a replacement septic system within the 75' – 125' setback from the existing well or the reference line to Little Squam Lake.

K. Worth introduced himself and reported to the board that he would like to request a continuation of his application. NHDES is not approving an AOS system, they have to approve a crushed stone system which will require them to re-submit their plans for review. This may also require obtaining nitrate easements from NHDOT.

J. Rude-Wyatt made a motion to continue the hearing until the May 12, 2026 regularly scheduled meeting. If the applicant is not ready to continue at that time, they can request a further extension. J. Fenster seconded the motion, motion approved 4 – 0.

Case# 520-02-02: Application submitted by Kevin Hardt, Cormack Constr. Management as agent for Edward & Alisha Boyajian for property identified as Tax Map 241-031-000 located at 39 Grapevine Cove Road in the General Residential (GR) District for a 29' 8.4" variance and a 15' variance from Section 8.1.1 to replace the existing septic system, a 15.5' variance from Section 400.8.2 to replace a septic system within the 125' setback from the lake reference line and a 14' 11" variance from Section 700.2.1.2 to construct an addition on an existing non-conforming structure.

J. Rude-Wyatt opened the public hearing at 6:15 pm

Kevin Hardt from Cormack Constr. Introduced himself and proceeded to explain that their client is seeking to replace an existing outdated septic system and add a 176 sq. ft addition to an existing non-conforming cottage. They are looking to increase the size but not the number of bedrooms, and to add a second bathroom. The purpose of the addition is to provide room for their children to all be in one bedroom and the parents to be in the other.

Members discussed the location of the septic system, the driveway and setback requirements. The applicant was advised that should NHDES relocate the proposed system or make other changes the applicant may need to reapply to the ZBA for any additional variances necessary.

K. Hardt state that NHDES wants them to receive town approval first and then submit to them.

The Vice chair inquired as to any abutters or comments from the public.

David & Margaret Snyders, abutters at 44 Grapevine Cove Rd. and by proxy Mary Sanderson at 42 Grapevine Cove Rd. stated that there are restrictive covenants as to the appearance and enlargement of properties and limitations on vegetative clearing. There were also concerned with heavy equipment and potential damage to the shared water supply well and associated water lines. The abutters reviewed the plans submitted which did not indicate where the well is located in respect to the property and asked for copies so they could send to Ms. Sanderson who was unable to attend the hearing.

W. Hess stated the well needs to be located or noted that it is beyond the required septic setbacks.

K. Hardt stated that they are not planning any large tree removal, only 5" or smaller diameter trees in the area of the proposed septic system and only relocating some landscaping adjacent to the house.

Hearing no other comments, the public hearing was closed at 6:45 pm.

The vice chair proceeded to review the five (5) criteria for the granting of a each of the requested variances, and the sitting members unanimously agreed that the replacement of the existing septic system with an improved new system is actually in the public interest, and the spirit of the ordinance is observed, substantial justice will be done and the granting of the necessary variances will not decrease the value of surrounding properties. The pre-existing lot size, and the location of the existing non-conforming structures creates the special conditions of the property and granting the variances enables the reasonable continued use of the property. The board considered the five criteria as it applies to the variances needed for the addition to the non-conforming structure, with all sitting members in agreement that the proposed increase in living space is not contrary to the public interest, that the spirit of the ordinance is observed, substantial justice is done and that surrounding property values will not be diminished. All sitting members agreed that owing to the special conditions of the lot, i.e. its size, configuration, and proximity to the lake that literal enforcement of the ordinance would be considered an unnecessary hardship.

J. Fenster made a motion to grant the requested variances as described as the request meets the five required criteria.

J. Rude-Wyatt seconded the motion. Motion passed 4 – Yes 0 – No

Other Business: None

Adjournment:

At 7:15 P.M. the following motion was made:

MOTION: "To adjourn."

Motion: J. Rude-Wyatt

Second: S. Mitchell

Discussion: None

Motion Passes: 4-Yes 0-No

Respectfully submitted,

Lucinda M. Hannus
Land Use Assistant