

**TOWN OF HOLDERNESS
Zoning Board of Adjustment
Meeting Minutes April 14, 2026**

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

Others Present: Stuart Anderson, J. Wyatt

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 March 10, 2026 as presented. The motion was seconded By S. Mitchell.

Motion passed 4– Yes 0 – No

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

New Applications:

Case #521-03-01: Application submitted by Stuart Anderson, Alba Associates on behalf of Myrtle Street Trust- Jacob Dunnell II, Trustee for property identified as Tax Map 101-018-000 located at 10 NH Route 113 in the Commercial District (CD) for multiple Variances from Section 400.8.1.1 & 400.8.2 to allow the replacement of an existing septic system that will require a variance of 25 feet from the front property line and 20 feet from the side property line, and the septic tank variance of 19 feet from the shoreline and a variance of 12 feet from a water supply and a variance for a leach field of 67 feet from the shoreline and 50 feet from the water supply.

J. Rude-Wyatt opened the public hearing at 6:20 pm

Stuart Anderson as agent for the owner explained the application to replace an existing outdated septic system with a new system. Due to the configuration of the lot and the existing structure there is no other location on the lot to place the new system thus the need to request the variances to setbacks from water supplies, property lines and shoreland features. He further stated that there will be no visible change as the system will be located underground. The design includes a pre-treatment system of which the state NHDES will require a scheduled maintenance agreement. This will result in a smaller field specifically designed for this type of application and will result in a system that will be more nearly conforming. The applicant proceeded with narrating the justification for the variances from the application forms.

J. Wyatt-Ruhm asked about NHDES approval. S. Anderson stated that once they receive ZBA approval they will submit the design to the state.

J. Fenster asked to the applicants history with this type of system.

S. Anderson stated that he has no direct experience but has seen this design on several similarly restrained projects and they function if properly maintained for many years.

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

Hearing no other comments, the public hearing was closed at 6:25 pm.

The vice chair proceeded to review the five (5) criteria for the granting of 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. 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. Rude-Wyatt made a motion to grant the requested variances as described as the request meets the five required criteria.

J. Fenster seconded the motion. Motion passed 4 – Yes 0 – No

Other Business: None

Adjournment:

At 6:30 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