

TOWN OF HOLDERNESS
Zoning Board of Adjustment
Meeting Minutes May 12, 2026

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

Others Present: Jeanette Biledeau, Matt Barnard, Kyle Worth and Karen McDonough

Call to Order:

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

Approval of Minutes:

J. Ruhm-Wyatt made a motion to accept the minutes of April 14, 2026 as presented. The motion was seconded By J. Fenster.

Motion passed 5– Yes 0 – No

The chair inquired of any conflicts from the members and heard none.

Continued 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.

Mr. Worth introduced himself as the applicant and thanked the board for granting a continuation of his application so that his septic designer could meet with NHDES and incorporate their feedback in the design of upgraded septic systems for the property. Those changes required a change in the dimensional variances needed from the ZBA and referred to the table and revised plans dated 5/1/2026 submitted by the applicant. The requested variances for the location of either the leach field or the septic tank/pump range from 1 foot to 32 feet from the lake for the three new systems. Additional variances are requested that range from 25 to 28.3 feet from the front property line for one leach field and one septic tank. The applicant has made every effort to place these components as physically possible away from the lake and adjoining properties. The locations are constrained by the roadway and existing structures.

J. Fenster inquired as to approval by NHDES in which K. Worth responded not to date still under review.

W. Hess inquired as to designing systems over ledge, that he is concerned with how shallow the fields may be due to this constraint which would not provide adequate treatment. Also inquired as to lot loading.

K. Worth responded that they dug new test pits this year after encountering ledge during construction of the two new systems completed last year and the lot loading is being addressed by obtaining a loading easement from the adjacent property owner. He also stated that they had received operational approval from NHDES for those two newly built systems after addressing the existing ledge.

Hearing no additional questions from the members and no questions from the audience, the Chair closed the public hearing at 6:31 pm.

The Chair proceeded to review the five criteria for the granting of variances, concluding from an affirmative unanimous vote of the members that the applicant addressed all five criteria adequately or in the affirmative, and established that the size and configuration of the lot, and the existing built conditions created a hardship necessitating the approval of variances for the installation of upgraded septic systems as proposed.

B. Sweeney made a motion to grant the requested variances as submitted per the table and plans dated 5/1/2026 conditionally upon receiving NHDES approval for all systems, and if should any locations or design changes be necessary that they be re-submitted to NHDES, the town and to the ZBA for review and approval.

J. Fenster seconded the motion, motion passed 5 – Yes 0 – No.

New Applications:

Case # 522-04-01: Application submitted by Matthew Barnard on behalf of John & Karen McDonough for property identified as Tax Map 224-051-000 located at 7 Trivet Lane in the General Residential (GR) District for a Variance from Section 400.8.2 to allow the replacement of an existing septic system leach field with a new field to accommodate an existing dwelling and allow for future expansion located within the 125' setback to existing water supply well.

Matt Barnard introduced himself as agent for the applicant and requested approval of a variance of 26.6 feet in order to replace an existing system that has failed, and to allow the new system to be built and sized for future expansion of the dwelling. The new leach field is further away from an existing well than the existing field but is less than the required 125 feet the town requires. It does however meet the state setback requirements. Mr. Barnard further explained that the proposed location is the best area suitable for the field as there is a steep drop-off towards the road and pushing it down the hill would require extensive regrading and tree removal creating more of a visual impact.

B. Sweeney asked if they were overbuilding in anticipation of increasing the number of bedrooms and Mr. Barnard replied in the affirmative, that it currently meets the state setbacks and will do so in the future should they add additional bedrooms up to five total.

Hearing no additional questions from the members and no questions from the audience, the Chair closed the public hearing at 6:45 pm.

The Chair proceeded to review the five criteria for the granting of variances, concluding from an affirmative unanimous vote of the members that the applicant addressed all five criteria adequately or in the affirmative, and established that the size and configuration of the lot, and the existing built conditions created a hardship necessitating the approval of variances for the installation of a replacement and expanded septic system as proposed.

B. Sweeney made a motion to grant the requested variances as submitted per the plans dated April 2026.

J. Ruhm-Wyatt seconded the motion, motion passed 5 – Yes 0 – No.

Other Business: None

Adjournment:

At 6:50 P.M. the following motion was made:

MOTION: "To adjourn."

Motion: B. Sweeney

Second: J. Fenster

Discussion: None

Motion Passes: 5-Yes 0-No

Respectfully submitted,

Lucinda M. Hannus
Land Use Assistant