

Holland Zoning Board of Appeals  
Meeting Minutes

Date: December 23, 2014

Present: Fred Beaulieu, Chairperson  
Don Beal, Scribe  
Ron Seaburg, Secretary  
Tom Kenney, Associate  
Sarto Caron, Associate

7:00 PM General Board business was discussed.  
Ron commended Sarto Caron for the work he has provided the Board for the past ten years. His leadership as Chairperson, understanding of complicated issues, guidance, disproportionate time spent at Town Hall preparing cases, and responsible tone in all matters will be missed. He is a friend, and we thank him for all he has done for the Town. We wish him well in his retirement.

The Minutes for December 9 were read and accepted with corrections noted.

7:15 PM Special Permit Request Continuance  
Preston and Elizabeth Gilpatrick  
21 Craig Road R22-B-01 Book 10867 Page 504

The Board approved the project as presented. Voting in favor of the proposal were: Fred Beaulieu, Don Beal, Tom Kenney, Sarto Caron, and Ron Seaburg.

7:30 PM Special Permit Request Continuance  
Kevin and Mary McKenna  
12 Lake Shore Drive R24-C-21 Book 18710 Page 282

Steve Bressette, engineer, and Andre Cormier, builder, represented the applicant.

After a review of the new plans the Board approved the project. Voting in favor of the project were Fred Beaulieu, Don Beal, Ron Seaburg, Sarto Caron, and Tom Kenney.

After voting on the two projects that he had been involved with, Sarto Caron excused himself from the meeting and retired from the Board.

8:00 PM Special Permit Request  
Brian Johnson  
61 Stafford Road 12-A-04 Book 14295 Page 128

Brian Johnson wants to alter the existing garage by adding an accessory apartment to part of the existing structure.

Fred asked Brian if he had an ANR Form A document to prove the lot has been legally divided and that it is "grandfathered". Brian said he did not have that document. Fred told Brian that the case cannot proceed until the document is produced. Brian asked if the Board had read the letter written by Jack Keough, Holland Zoning Officer, regarding the lot (parcel 12-A-04) dated May 18, 2004. The letter supports the position that the lot is "grandfathered". The Board had read the letter which was included in the application packet.

Fred told Brian that the letter doesn't prove anything, "It's not worth the paper its been printed on ". Brian questioned, why not? "Are you saying Jack doesn't know what he is talking about?". Fred said, " I don't know what Jack knows, I'm saying this letter is his opinion. You have to have other proofs for the lot to be considered. He did not give proof for two grandfathered lots or any supporting facts, or documents to support his opinion. It doesn't have any references that prove your position. It's just an opinion piece."

A continuance was scheduled for January 13, 2015 at 7:30 PM.

Fred called the meeting over and left at approximately 8:20 PM.

An informal, unscheduled question period was conducted with resident Eric Champagne regarding application request procedures.

At approximately 8:30PM, Brian returned with Jack Keough and asked to speak with the Board. Board members present during this time were Ron Seaburg, Don Beal and Tom Kenney.

The informal conversation was focused on two areas: (1) what Brian had to do to prove that the lot(s) were grandfathered. It was suggested that it might help if Brian could get tax documents to prove that taxes were being paid on two separate lots when he bought the property, and (2) What had been said during the meeting.

8:45 PM The meeting concluded.

CC: Building Inspector, Town Clerk, Executive Secretary, HCC, and ZBA file.

Submitted by:

Ronald Seaburg, Secretary