

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: January 30, 2024

Angi Francesco, Chair called the meeting to order at 5:30 PM

ROLL CALL OF MEMBERS:

Members Present: Angi Francesco, Chair, Clayton Titus, Member, Peter Francesco, Ex-Officio, Janet Cocchiaro, Secretary, Ron Huntoon, Member,

Members Absent: Carl Lehner, member, Christine Renzi, Alternate, Bill Nesheim, V. Chair

Also Present: Lucinda Hannus, Land Use Assistant

APPROVAL OF MINUTES: December 5, 2023 Work Session

Angi Francesco asked for any corrections to the minutes.

MOTION: “To approve the minutes of December 5, 2023 as submitted”

Motion: R. Huntoon

Second: C. Titus

Discussion: None

Motion Passed: 5–Yes 0– No

APPROVAL OF MINUTES: December 19, 2023

Angi Francesco asked for any corrections to the minutes.

MOTION: “To approve the minutes of December 19, 2023 as submitted”

Motion: C. Titus

Second: J. Cocchiaro

Discussion: None

Motion Passed: 5–Yes 0– No

Bill Nesheim, Vice Chair, joined the meeting.

PUBLIC HEARINGS: Town of Holderness Subdivision and Site Plan Review Regulations

This is a continuation of the public hearing for amending the Town of Holderness Subdivision Regulations. The chair re-opened the public hearing at 5:45 pm and noted there were no members of the public in attendance.

P. Francesco stated that there has been concerns expressed by select board members as to the number of changes being proposed in the zoning ordinance and that the town should continue to be seen as a compliance town not an enforcement town.

Planning board members agreed and stated they felt the zoning ordinance amendments were made to clear up ambiguities and to allow for uses that were restricted in areas that should allow said uses.

L. Hannus presented the amendments to the subdivision regulations page by page. Changes suggested were acceptable to the board members with the exception of changing section 5.11 by increasing the cost escalation factor to 15% as allowed for by the recently passed corresponding RSA amendment.

The board discussed the additional frontage requirement for lots along the Pemigewasset River contained in subsection 6.3. Consensus was to leave as is for now.

Changes suggested to Section 6.19 Streets and all of Section VII Improvement Construction Requirements will be put on hold until the board can more fully review and edit both these sections of the subdivision regulations and the pending road standards policy.

Changes suggested for all of Section VIII Key to Soils were all acceptable as presented. The changes updated state references and new state definitions and links.

L. Hannus indicated there are no proposed changes to the Site Plan Regulations other than updating the date to be consistent with the subdivision regulations

There being no more comments or questions, A. Francesco closed the public hearing at 6:20 pm.

B. Nesheim made a motion to “Amend the Town of Holderness Subdivision Regulations and Site Plan Review Regulations as presented and discussed except for Sub-section 6.19 and all of Section VII.”

C. Titus Seconded the motion

Motion passed 6 – Yes 0 – No

Correspondence:

The chair read an email received from town resident Sara Thorne expressing her concerns in regards to the Proposed Ashland Waste to Energy project (Copy of email part of record). The board discussed the process of regional impacts and if the Town of Ashland as the project owner/developer is required to meet local land use regulations and how the project would be reviewed by Holderness, other impacted towns, local land use advisory committees, environmental protection groups and others. The chair stated that they should seek out town counsel guidance on who declares a regional impact and wonders what our legal rights are to interject town concerns. There were questions on when the matter was next on a public meeting agenda and at what location in Ashland. Some members were aware that there was a pending warrant article for Ashland’s annual town meeting but no member knew the exact language of the article.

ADJOURNMENT:

There being no other business before the board, B. Nesheim made a motion to adjourn, R. Huntoon seconded the motion, the meeting adjourned at 6:45 pm by an affirmative vote of all members in attendance.

NEXT MEETING: February 5, 2024, 5:30 pm Public Hearing Zoning Ordinance Amendments

Respectfully submitted,

Lucinda Hannus
Land Use Assistant