

**TOWN OF HOLDERNESS**  
**Planning Board Meeting Minutes: March 19, 2024**

Angi Francesco, Chair called the meeting to order at 5:35 PM

**ROLL CALL OF MEMBERS:**

Members Present: Angi Francesco, Chair, Bill Nesheim, Vice Chair, Clayton Titus, Member, Peter Francesco, Ex-Officio

Members Absent: Janet Cocchiaro, Secretary, Ron Huntoon, Member, Christine Renzi, Alternate  
Also Present: Lucinda Hannus, Land Use Assistant

Review of minutes currently needing approval

**February 20, 2024**

**B. Nesheim made a motion to accept as presented.**

**C. Titus seconded**

**All approved 4 – Yes 0 – No**

**January 30, 2024**

**B. Nesheim made a motion to accept as presented.**

**P. Francesco seconded**

**All approved 4 – Yes 0 – No**

**The meeting notes from February 5, 2024 are for the record only and do not need approval.**

The chair presented the correspondence received for the Planning Board

Multiple letters received from four residents of the Meadowview Road development expressing their concerns regarding the sale and potential buildout of the lot 227-011-000 on Meadowview Drive which currently has their community well located on it.

Members acknowledged their concerns but agreed that the letters contained several factual errors and misconceptions and that unless counsel offers advice in the contrary there is no action that could be taken by the planning board to stop the construction of a home on this lot as long as the owner builds according to local and state regulations or obtains any variances or waivers through the appropriate channels. The appeal of this as an approved buildable lot has expired.

Curry Place, via an email from Rob Haskell is requesting an extension of his duplex project approval. He is requesting a six (6) month extension of his approval on the conditions (state permits), August, 2024 and if needed will seek a further extension of the plan approval and appear at a meeting to answer questions.

**B. Nesheim made a motion to grant the required extension and that the conditions of approval originally granted remain in effect.**

**C. Titus seconded**

**All approved 4 – Yes 0 – No**

The chair advised the board that the town has received notice from NHDES regarding the shoreland permit for the Boulders Motel needs additional information from the applicant to continue the review process.

**OLD BUSINESS: Road Standards**

The members were asked to review the proposed changes that member B. Nesheim made to the road standards document. The members discussed the minimum number of lots that may be required to be in the public good for acceptance of a road by the town, turn arounds and cul-de-sacs, dead end street length, street lights and dark sky considerations, ROW versus pavement width. Also discussed conveyance of a ROW by deed to the town versus an easement for public use and how to handle for existing roads. Comments about 12% grade and sidewalk installation and maintenance of such, if one is maintained then the town may be obliged to maintain all.

B. Nesheim to take these comments into consideration for amending the document and printed versions will be emailed and provided for review at next month's meeting for a more formal review by the membership.

**NEXT MEETING: April 16, 2024 at 5:30 pm**

**ADJOURNMENT:**

At 7:00 PM, the following motion was made.

**MOTION: "To adjourn."**

**Motion: B. Nesheim**

**Second: A. Francesco**

**Discussion: None**

**Motion Passed: 4–Yes 0– No**

Respectfully submitted,

Lucinda Hannus  
Land Use Assistant