

TOWN OF HOLDERNESS
Planning Board Meeting Notes: January 16, 2024

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

ROLL CALL OF MEMBERS:

Members Present: Angi Francesco, Chair, Bill Nesheim, Vice Chair, Clayton Titus, Member

Members Absent:, Carl Lehner, Peter Francesco, Ex-Officio, Janet Cocchiaro, Secretary, Ron Huntoon, Member, Christine Renzi, Alternate

Also Present: Lucinda Hannus, Land Use Assistant, Kevin Barrett, Scott Biederman, Casy Hixon

The hearing for the Town of Holderness Zoning Ordinance Amendments was scheduled and notice was given, but not enough members of the Board were present. There was a misunderstanding about whether the hearing could be held with fewer than a quorum of the Board members present and the members who were there mistakenly went ahead. However, because there was not a quorum, the Board was not legally able to hold the meeting or a public hearing and it was not legally able to vote on anything at that time. As a result, the board will re-do the public hearing and re-consider approval of previous meeting minutes noted below.

The following are “Not Official Minutes” but are notes taken by the land use assistant and retained for historical purposes.

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: B. Nesheim

Second: A. Francesco

Discussion: None

Motion Passed: 3–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: B. Nesheim

Second: A. Francesco

Discussion: None

Motion Passed: 3–Yes 0– No

PUBLIC HEARINGS: Town of Holderness Zoning Ordinance Amendments

A. Francesco opened the public hearing and welcomed the town residents in attendance and proceeded to explain the purpose of tonight's public hearing is to make amendments to the town's Zoning Ordinance. The planning board has been working on updating the ordinance by correcting typographical errors, and similar errors, slight adjustment in language to clarify but not alter the meaning of a provision, and deleting obsolete references, definitions, and language. Additionally, the board has made recommendations to change the permitted, prohibited, or special exception status of several uses within the town's various zoning districts. The chair then opened the hearing to comments from the audience.

K. Barrett from Mountain Ivy Road spoke to the question of what defines a use, is it the storage of trucks and equipment on a property say for a lumber company or septic pump out service or is it the actual activities that are preformed there? His concern is with the parking of commercial vehicles and the potential disturbance they can create and that the practice can be detrimental to property values.

A. Francesco responded that no, that area of concern was not addressed in these proposed amendments, that the board had touched on the subject and feels that it is an area that needs to be addressed. Currently only the noise ordinance would apply as long as these operations are not conducting actual business on the property.

L. Hannus proceeded by presenting the actual warrant article to the audience and board discussing each warrant and the proposed changes.

B. Nesheim suggested to change the description of a use revision from "deleted" to clarify that the use was not actually deleted from the zone or ordinance but was combined within another listed use. For example, "Parks" was removed as a separately defined use, now it is contained in the definition of the use "Recreation Facility - Commercial Low Impact".

L. Hannus stated she would go through the warrant articles and adjust the descriptions of the changes.

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

B. Nesheim stated that the amendments this time around were to address more so what was missing in the ordinance, making changes to clarify allowable uses, update state definitions and clean up the base line of the ordinance.

B. Nesheim made a motion that the "Planning Board recommends to the town voters to approve the warrant articles and the DRAFT Zoning Ordinance as amended and presented at this public hearing".

C. Titus seconded the motion

Motion approved all members voting in the affirmative, 3 – Yes 0 – No

Public Hearing Holderness Subdivision Regulations Amendments

A. Francesco opened the public hearing at 6:30.

Inquired of the audience their interests in commenting or questioning the proposed amendments to the subdivision regulations, all in attendance had no comments or questions.

B. Nesheim made a motion to continue the public hearing to January 30, 2024 as he is still working on the road standards/subdivision regulation language regarding road construction and clarifying what should be contained within each of the documents.

A. Francesco seconded the motion, motion passed 3 – Yes 0 – No

C. Hixon and S. Biederman would like to discuss the Meadow View and Pleasant Place subdivisions and the questions and concerns they have as to the large (31 acre) parcel Map/Lot 227-011-000 that is currently for sale adjacent to their property. They are worried about potential impacts to their deeded “semi-public” well and water lines that are located on this lot.

The board responded that the subdivisions as currently laid out had been approved by the respective planning boards, the plats were recorded and any appeal period has expired. Any comments made by the applicant as to the future use of this lot at the hearings for these developments that were not made part of a condition of approval are not enforceable by the town. The board suggested that a way to prevent the building of a new home on this lot would perhaps be to see if a local conservation entity would buy the lot. Another suggestion was for the abutters to seek out the town’s Conservation Commission’s input, they may have some information on the property as to vernal pools, natural features, or special plants/habitats. Also mentioned by the members is that any proposed construction on the property must meet the current zoning requirements as to setbacks to property lines or wells, septic, steep slopes, grading, and filling, etc. and the builder would need to obtain any applicable permits from NHDES or the town.

Mr. Hixon and Mr. Biederman thanked the board for their comments and suggestions.

A. Francesco mentioned that the proposed fireworks ordinance, road standards and subdivision regulations will be on the agenda for the January 30, 2024 special meeting.

ADJOURNMENT:

There being no other business before the board, A. Francesco made a motion to adjourn, C. Titus seconded the motion, the meeting adjourned at 7:15 pm by an affirmative vote of all three members in attendance.

NEXT MEETING: January 30, 2024 5:30 pm Public Hearing Subdivision and Site Plan Regulations

Respectfully submitted,

Lucinda Hannus
Land Use Assistant