

TOWN OF HOLDERNESS
Planning Board Meeting Notes: February 5, 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, Peter Francesco, Ex-Officio, Janet Cocchiaro, Secretary,

Members Absent: Carl Lehner, Ron Huntoon, Member, Christine Renzi, Alternate

Also Present: Lucinda Hannus, Land Use Assistant, five members of the public as listed on sign in sheet.

PUBLIC HEARINGS: Town of Holderness Zoning Ordinance Amendments

Prior to the start of the public hearing the owners of Annie's Overflow Restaurant located along the Pemi River on NH Rt 175 questioned if any of the changes proposed would affect the continuation of her business if she decided to sell. L. Hannus explained that she is a pre-existing non-conforming use allowed by the ordinance and allowed to continue under the applicable sections of the ordinance and nothing in the proposed amendments would affect those sections of the regulations. She thanked the board and the couple left the meeting.

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 and to add and define new uses that are currently not included in the current zoning ordinance. The chair then opened the hearing to comments from the audience.

B. Nesheim outlined the additional changes that FEMA has required for compliance with the flood insurance program.

A. Francesco indicated that the ordinance also updated definitions reconciling them with current state definitions.

Martin Reihs a resident along Rt 175 and the Pemi River questioned why a Nano Brewery would not be allowed but a Winery/Distillery would be in the overlay district.

The consensus among the board members was that this may have been overlooked and was meant to be allowed by special exception.

B. Nesheim made a motion to amend Article 2, Amendment No. 5 USE: Nano Brewery to read Change: "Added Use as Special Exception ~~Prohibited~~"

J. Cocchiaro seconded the motion.

Motion Passed 4 – Yes 0 – No

Open discussion continued relating to the addition of a pesticide restriction in the PROD.

M. Riehs stated that sometimes it is better to educate rather than regulate.

There being no more comments or questions, A. Francesco closed the public hearing at 6:10 pm.

A. Francesco made a motion that the “Planning Board recommends to present to the town voters for approval Warrant Article 2, Amendments 1 through 10 as amended.

B. Nesheim seconded the motion

Motion approved all members voting in the affirmative, 4 – Yes 0 – No

L. Hannus will revise the document and forward to the town clerk for inclusion on the ballot.

A. Francesco spoke to the board about the proposed Ashland Waste to Energy Facility and that her understanding is that town voters at last week’s public hearing amended the warrant article dollar amount for a bond to fund the project from the proposed \$135 million to \$1 dollar, effectively “killing” the project for this year.

ADJOURNMENT:

There being no other business before the board, P. Francesco made a motion to adjourn, J. Cocchiaro seconded the motion, the meeting adjourned at 6:20 pm by an affirmative vote of all four members in attendance.

NEXT MEETING: Regular Planning Board meeting scheduled for February 20, 2024

Respectfully submitted,

Lucinda Hannus
Land Use Assistant