

**TOWN OF HOLDERNESS**  
**Planning Board Meeting Minutes: May 17, 2022**

A. Francesco called the meeting to order at 5:30 PM

**ROLL CALL OF MEMBERS:**

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

Members Not Present: Carl Lehner, Secretary, Janet Cocchiaro, Member

Also Present: Michael Capone, Town Administrator, Lucinda Hannus, Land Use Assistant

**NOMINATION OF OFFICERS:**

P. Francesco presented nominations for Planning Board Officials as follows:

Angi Francesco, Chair  
Bill Nesheim, Vice Chair  
Janet Cocchiaro, Secretary

P. Francesco mentioned that he had spoken with Carl Lehner as to these nominations and he was in agreement with the slate.

Hearing no other nominations from the members, A. Francesco asked for a motion

**MOTION:** "Accept the nomination of officers as presented by P. Francesco"

Motion: Ron Huntoon  
Second: Clayton Titus  
Discussion: None

Motion Passed: 5–Yes    0– No

**APPROVAL OF MINUTES: April 19,2022**

A. Francesco asked for any corrections to the minutes. There were none.

**MOTION:** "To approve the minutes of April 19, 2022" as submitted."

Motion: Bill Nesheim  
Second: Ron Huntoon  
Discussion: None

Motion Passed: 5–Yes    0– No

**PUBLIC HEARINGS:** There were no Public Hearings scheduled

**OTHER BUSINESS:**

1. Review of Curry Place development with Rob Haskell and John March

Michael Capone, Town Administrator advised the board that both Mr. Bob Haskell and Mr. John Marsh were unavailable to attend tonight's meeting as originally planned. The intent of them being on tonight's agenda was to discuss and clarify the approval of the "so called" Phase 4 of the Curry Place Cottages, LLC site plan. On April 16, 2019 the Planning Board passed a motion "to accept the application" and subsequently passed a motion "To approve the proposal upon septic approval". The site plan application specifically stated the Phase III plan was to renovate a commercial space into two residential units and although a proposed Phase IV to construct a Future Duplex A/B to the rear of the existing buildings was indicated on the plans, the minutes reflect that at this meeting they were only looking for approval for Phase III, and Phase IV would be future construction. Mr. Capone indicated that the planning board should discuss how to go forward with the future Phase IV as the applicant may be under the impression that no further review of the project was needed as it was included on the site plan submitted for Phase III.

A. Francesco asked if the applicant was planning on rescheduling this discussion at next month's Planning Board meeting?

M. Capone indicated that he was.

P. Francesco questioned whether it would be appropriate for the board to send him an advisory, as it would be difficult for him to submit an application for Phase IV on time for scheduling a public hearing at the next meeting, June 21, 2022. The deadline is tomorrow at end of business.

M. Capone stated Mr. Haskell has been made aware of the deadline requirements to submit to be heard at the July 19<sup>th</sup> meeting of the board. It was suggested that he come to the June meeting as an informal meeting with the board to get a sense of the boards input on the project for preparing the submittal for July. There would be no formal action taken at the June meeting, just general discussion. Mr. Capone stated that there would be no Building Permit issued for any new construction until site plan review had been approved and all necessary permits were in place.

P. Francesco indicated that there may be some objections from the new owners of Walter's Basin

## 2. Update on PSNH E115 Transmission Line Replacement Project

M. Capone addressed the board by stating that he had forwarded the plans submitted by GZA for the E115 Transmission Line Replacement Project via email to all members. The process will be that the Select Board will hear the Steep Slopes Application at a Public Hearing to be scheduled for July 5, 2022. We are requesting that the Planning board review the application at their June 21<sup>st</sup> meeting in time for comments to be forwarded to the Select Board prior to their Public Hearing. The plans have also been transmitted to the Conservation Commission to be placed on their June agenda so that their comments can also be forwarded to the Select Board prior to the public hearing. M. Capone indicated that the plans had also been submitted for review and comment to an outside engineering firm and expects to have those in hand to submit to the Select Board at the Public Hearing in July.

## 3. Irving Gas Station – Holderness Road

M. Capone indicated that Larry Spenser, Conservation Commission Chair had met with Irving officials on site last week and submitted an email outlining the discussion at that meeting. Irving officials indicated that the changes being made at the station were all underground and were to improve safety of the distribution system between the pumps and the underground storage tanks, and improvements to the concrete pads on site to contain spillage. There will be no use changes and only minor visual changes to the pumps and island.

## 4. Wolfburg Farms – East Holderness Road

M. Capone advised the board that he only recently had been made aware that the property had hosted a special event without obtaining a permit as required in Article 400.21 of the Holderness Zoning Ordinance. The owners or their agent (Andrew Muttly) had previously obtained a special event permit for two events last year but had not applied for any additional permits for this recent event or others that may have or are planned to take place on the property. Mr. Capone indicated he would be notifying the owner by mail of their requirement to obtain a permit(s) for any future events, and they may also need a special use exception from the Zoning Board of Adjustment.

## 5. Subdivision and Land Use Regulations

M. Capone indicated that a review of the town's subdivision and land use regulations should be initiated by the board members and any issues or concerns with the content should be discussed for future amendments.

## 6. Master Plan

M. Capone reminded the board that work on the Town's Master Plan was still budgeted and should be considered for work sessions on the board's future agendas.

Bill Nesheim requested that the Planning Board request comments from the Zoning Board on the Master Plan Chapters revised to date.

### **Next Meeting: June 21, 2022 –**

1. Curry Place Cottages, Informal Discussion of Phase IV new construction.
2. E115 Transmission Line Replacement Steep Slopes Application

### **ADJOURNMENT:**

At 6:05 PM, the following motion was made.

### **MOTION: "To adjourn."**

Motion: Ron Huntoon

Second: Clayton Titus

Discussion: None

Motion Passed: 5–Yes    0– No

Respectfully submitted,

Lucinda Hannus  
Land Use Assistant