

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: February 21, 2023

Bill Nesheim, Vice Chair called the meeting to order at 5:35 PM

ROLL CALL OF MEMBERS:

Members Present: Bill Nesheim, Vice Chair, Clayton Titus, Member, Ron Huntoon, Member, Janet Cocchiaro, Member

Members Absent: Angi Francesco, Chair, Christine Renzi, Alternate and Peter Francesco, Ex-Officio, Carl Lehner, Member

Also Present: Lucinda Hannus, Land Use Assistant, Kent Smith, Ken & Jen Evans, Robert Fougere and Hannah Truill, Brian Shields and Kevin French, Michael Capone, Town Administrator

APPROVAL OF MINUTES: January 17, 2023

Bill Nesheim asked for any corrections to the minutes.

MOTION: “To approve the minutes of January 17, 2023 as submitted”

Motion: R. Huntoon

Second: J. Cocchiaro

Discussion: None

Motion Passed: 4–Yes 0– No

PUBLIC HEARINGS: NONE

NEW BUSINESS

1. Conceptual Consultation- Brian Shields

Brian Shields introduced himself as the owner of The Manor, Map Lot 102-033-000 and the adjacent lot 102-032-000 and stated that the two properties are currently on the market and that they are on the cusp of a purchase and sales agreement with Robert Fougere and Hannah Truill who he then introduced to the board as the prospective buyers. What they were all seeking was comments from the board in response to their desire to retain the historical nature of the property and their intentions to seek approval for the addition of an event hall for weddings, conferences and other larger gatherings.

Robert Fougere then discussed their vision and passion for the property, that they are committed to the historical aspects of the property and would like to revitalize and improve the existing buildings and involve the community. They then presented to the board a conceptual plan identifying the proposed location of a new event “barn” and additional off-street parking areas for approximately 90 cars. They envision the barn as hosting weddings, conferences, and would like to see it used as a community center, hosting holiday activities similar to the Preserve at Chocorua, with an estimated capacity of 120 – 150 occupants. The red buildings on the plan are the existing structures that are to remain on the property.

B. Nesheim stated that they would need site plan review approval from the Planning Board and should be considering items such as lot coverage, parking, traffic flows, estimated volumes and that it would be presented and discussed at a public hearing after notification to abutters. This is the village commercial district which appears to be an appropriate zoning district for this kind of use. The applicant would also need to obtain septic approvals and the planning board could grant conditional approvals pending any additional town or state approvals needed. The applicant should prepare a well detailed site plan that should include things like drainage and driveways.

Janet Cocchiaro stated that she thought most abutters would be concerned with traffic increases and patterns.

Hannah Truill stated that she has aesthetic concerns and is committed to no on street parking surrounding the property.

B. Nesheim stated that other aesthetic issues like height restrictions, screening and landscape plans would also need to be addressed.

H. Truill stated they would work closely with the neighboring property owners.

R. Huntoon stated that until he sees an actual site plan, he would reserve comment.

B. Shields asked what the parking setback would be.

L. Hannus responded that paved parking would be considered a structure and would need to meet the 35' setback requirements.

R. Fougere and Hannah Truill thanked the board for their input.

B. Shields spoke to the second residential property, stating that a previous owner split it off as a separate lot in 1983. Going forward his desire may be to remerge it with the Manor property because of the numerous setback encroachments to property lines with the existing buildings. May like to explore the process to have that piece rezoned to be commercial.

B. Nesheim explained the process to re-zone property is either as a recommendation by the planning board or a petition from property owners that is presented for a vote at the town's annual meeting in March. As to the setback issues they come into play if there is to be any changes to the uses or buildings.

L. Hannus spoke to the general time frame of the process as beginning in Sept. / Oct., review and public hearings in preparation for the March town meeting.

B. Shields thanked the board for their input.

2. Questions surrounding access to adjacent properties of Jen and Ken Evans – Map/Lot 231-001-000

Ken and Jen Evans introduced themselves to the board as owners of property off of NH Route 113 using a shared driveway that connects to Lovers Lane, a private ROW adjacent to their property that provides access to

properties to the rear of theirs. They stated that they had spoken with A. Francesco and presented a summary of that conversation to the board. They stated they are concerned with the potential to develop the vacant properties around them and how access to any new development may be achieved. They would not be amenable to improving the shared driveway or Lovers Lane to a paved town approved standards road. They understand there may be some grandfathered rights to build one or two houses on the existing lots.

B. Nesheim stated that Lovers Lane is not a town road.

K. Evans stated that it has been around for a long time and provides access for loggers and hunters.

B. Nesheim stated that any proposal to develop the adjacent lots would need subdivision review and access would need to be proposed. How that is done would be up to the developer who would need to meet subdivision regulations. The town would not be party to negotiations between property owners if they were to choose to improve Lovers Lane and it would be a civil matter between the parties. The board would not be in a position to prejudge how a developer might provide the necessary access. As part of the subdivision process notice to abutters is required, if a building permit for the property meets all the zoning ordinance requirements, then there would be no notice to abutters. Should any zoning relief be necessary then notification would be required.

Jen and Ken Evans thanked the board for their time.

3. Holderness Harbor, LLC Kent Smith and Kevin French – Map/Lot 239-041-000

Kent Smith representing Holderness Harbor, LLC introduced himself to the board and stated he would like the boards input on their plans to tear down the existing buildings on the property and erect a multi-level boat storage building. He then introduced Kevin French who presented a proposed preliminary site plan to the board.

K. French stated that Holderness Harbor, LLC was planning to construct a metal type barn building with multi-levels of racks to store boats, and asked if this type of proposal would require both ZBA special exception and PB site plan review?

B. Nesheim responded that a commercial multi-use facility on a residentially zoned property would need both.

K. French asked what the order of applications would be.

B. Nesheim responded that the ZBA could grant conditional approval pending PB site plan review and the applications would basically run concurrently.

R. Huntoon stated he may have concerns with the height of the proposed structure.

B. Nesheim stated the applicant will need to meet all the requirements of Section 900 and any other applicable requirements of the town's zoning ordinance.

M. Capone stated that should the structure exceed the 35 foot height restriction a permit would be denied by the compliance officer and a variance from the ZBA would also be necessary.

K. French and K. Smith thanked the board for their input.

B. Nesheim presented to the board various pieces of mail from NH DES for review.

OLD BUSINESS: NONE

ADJOURNMENT:

At 6:35 PM, the following motion was made.

MOTION: "To adjourn."

Motion: R. Huntoon

Second: C. Titus

Discussion: None

Motion Passed: 4–Yes 0– No

Respectfully submitted,

Lucinda Hannus
Land Use Assistant