

**TOWN OF HOLDERNESS**  
**Planning Board Meeting Minutes: March 21, 2023**

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

**ROLL CALL OF MEMBERS:**

Members Present: Angi Francesco, Chair, Clayton Titus, Member, Ron Huntoon, Member, Janet Cocchiaro, Member, Peter Francesco, Ex-Officio and, Carl Lehner, Member

Members Absent: Bill Nesheim, Vice Chair, Christine Renzi, Alternate

Also Present: Lucinda Hannus, Land Use Assistant, Frank Yerkes, Atty. Chris Boldt, Ken & Jenny Evans and David Driscoll and Randy Otis

**APPROVAL OF MINUTES: February 21, 2023**

Angi Francesco asked for any corrections to the minutes. Page 1 change vision to envision, page 3 change their to there and page 4 change Ken to Kent.

**MOTION: “To approve the minutes of February 21, 2023 as corrected”**

Motion: C. Lehner

Second: R. Huntoon

Discussion: None

Motion Passed: 6—Yes    0— No

**PUBLIC HEARINGS:**

**Case # 2023-02-01 Webster Land Corp. application to subdivide Tax Map 2017-020-000 into two (2) parcels.**

Frank Yerkes, LLS agent for Webster Land Corp spoke to the board regarding this application, explaining that the property owner would like to subdivide Map/Lot 217/20, a 44.4-acre lot into two lots, a 3.07-acre lot at the western boundary retaining 41.33 acres for the existing lot. The purpose of the subdivision is to allow a merger of the new lot with the lot across the road from this location owned by the Pascarelli’s, Map/Lot 220-21. They would then like to apply for a dock permit to access Squam Lake.

A. Francesco indicated that abutters were given notice of this application as a subdivision as requested by the applicant, however the board cannot accept a subdivision that creates a lot that is not buildable. As indicated on the plans the proposed lot is entirely wetlands.

Attorney C. Boldt introduced himself as representing the Pascarelli’s and stated that they discussed how they should apply and had settled on a subdivision application because of the road that would divide the two “merged” lots after subdividing.

F. Yerkes asked if the board would consider conditional approval as a Boundary Line Adjustment (BLA).

L. Hannus raised the question as to a complete application, proper notice, and abutter notification if the application was re-submitted as a BLA and would seek advice from the town's counsel as to how to proceed.

Atty. Boldt said only the names were changing on the application, that the same abutters would be listed as the Webster Land Corp. owns the property that abuts the Pascarelli lot.

A. Francesco indicated that the board could continue until next month's meeting allowing for guidance from council on how to handle the BLA application.

**J. Cocchiaro made a motion to continue Case # 2023-02-01 until April 18ths meeting.**

**C. Titus seconded the motion**

**Motion passed 6 – Yes 0 - No**

**Case # 2023-02-02 A. Webster and K. Grealish Tax Map 231-012-000 application to subdivide into two (2) parcels.**

F. Yerkes agent for Andrew Webster and Katherine Grealish presented the proposed subdivision to the board. As indicated on the plan dated February 13, 2023 the intent is to subdivide Map/Lot 231-012-000 into two lots, a 2.10 – acre lot with the existing house and a new 12.75-acre lot on the opposite side of the existing Paugus Road a private right-of-way. Both lots would also have frontage on NH Route 113 meeting the minimum zoning requirement. Mr. Yerkes submitted the approved subdivision septic permit they have received from NHDES for the existing system. The remaining lot is greater than 5 acres and therefor septic design approval would not be required for this lot at this time. There are no current plans for the property, they plan to keep in the family, rent out the house on the water, use this house for the family.

J. Cocchiaro asked if the driveway will remain where it is currently located.

F. Yerkes responded in the affirmative.

L. Hannus indicated that the entire lot less the existing structures and driveways is in current use and a new division of categories would need to be filed with the assessor's office.

**J. Cocchiaro made a motion to accept the application as complete**

**C. Titus seconded the motion**

**Motion passed 6 – Yes 0 – No**

Discussion ensued with regards to the current use requirements and how they would be affected by this subdivision.

F. Yerkes stated that across the road is still considered attached under current rules, if they decide to sell than they would need to adjust the acreage.

J. Cocchiaro asked if the existing house had an approved well and septic system?

F. Yerkes referred to note #9 on the plans.

**R. Huntoon made a motion “to approve the subdivision of Map/Lot 231-12-000 into two lots as shown on the plan submitted for the applicants and dated February 13, 2023 and that the current use be reviewed for compliance with state laws”.**

**C. Titus seconded the motion**

**Motion passed 6 – Yes 0 – No**

**Case # 2023-02-03 Nordblom Trusts Tax Map 224-025-000 and 224-028-000 application to request approval for a boundary line adjustment**

David Driscoll introduced himself and Randy Otis from Dubois & King, Inc. as agents for the applicants Kristen Nordblom and Peter Nordblom who are requesting a Boundary Line Adjustment (BLA) between their two properties. They would like to shift approximately 0.3 acres from Map/Lot 224-028 and add it to Map/Lot 224-025 and shift approximately 0.44 acres from Map/Lot 224-025 and add it to Map/Lot 224-028 adjusting the property lines accordingly. Mr. Driscoll submitted a revised plan to the board with the same configuration but with an added reference to NHDES septic subdivision approval which was received on March 15, 2023 for the existing system on lot 224-025. The vacant lot 224-028 would need septic design approval before building.

**R. Huntoon made a motion to accept the application as complete.**

**C. Titus seconded the motion**

**Motion passed 6 – Yes 0 – No**

A. Francesco asked if there was any additional discussion in regards to the proposed BLA. There being none

**J. Cocchiaro made a motion to approve the Boundary Line Adjustment as presented on the submitted plans.**

**C. Titus seconded the motion**

**Motion Passed 6 – Yes 0 – No**

A mylar copy of the plan was submitted to the board for filing and signed by the chair and secretary for recording.

L. Hannus indicated that once the fees are calculated and received for recording the plan it would be recorded with the Grafton County Registry.

Mr. Driscoll stated that the deeds of conveyance would then be recorded once the reference to the plan is established.

## **NEW BUSINESS**

A. Francesco discussed with the board the petition for a fireworks ordinance relative to White Oak Pond that was submitted to town meeting. The petition was tabled due to the many concerns both counsel and the select board had with the specifics of the ordinance. The most pressing issue is the fact that counsel advised that you cannot apply an ordinance to only one section of town, that it could be applied to a specific zoning district but not to a general area of town. Options could be to have the White Oak Pond Association create a watershed district through the zoning process or it could be applied to a specific district similar to the town of Ashland's fireworks ordinance that is applicable to their commercial district. Further discussions ensued as to the general need for such an ordinance, self-policing seems to be working to reduce the incidences of random fireworks displays, that a time period say July 4<sup>th</sup> weekend could be a starting point and that the police and fire departments need to be involved in the discussions going forward. Communication and education of residents as to the impacts from fireworks should also be an integral part of the discussions.

The board also discussed the process that the town may or may not have for the acceptance of roads. Questions were asked as to process, specifications, timing and that the town has the right to accept or not accept any road.

## **OLD BUSINESS: NONE**

### **ADJOURNMENT:**

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

**MOTION: "To adjourn."**

**Motion: J. Cocchiaro**

**Second: C. Lehner**

**Discussion: None**

**Motion Passed: 6–Yes    0– No**

Respectfully submitted,

Lucinda Hannus  
Land Use Assistant