

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: May 16, 2023

Angi Francesco, Chair called the meeting to order at 5:32 PM

ROLL CALL OF MEMBERS:

Members Present: Angi Francesco, Chair, Bill Nesheim, Vice Chair, Clayton Titus, Member, Peter Francesco, Ex-Officio and, Carl Lehner, Member

Members Absent: Ron Huntoon, Member, Janet Cocchiaro, Member, Christine Renzi, Alternate

Also Present: Lucinda Hannus, Land Use Assistant, Francis Parisi, Vertex Cell Tower

APPROVAL OF MINUTES: April 18, 2023

Angi Francesco asked for any corrections to the minutes. C. Titus asked to correct the title of the roads book referenced on page 3 from "A Hard Road to Follow" to "A Hard Road to Travel".

MOTION: "To approve the minutes of APRIL 18, 2023 as corrected"

Motion: C. Titus

Second: B. Nesheim

Discussion: None

Motion Passed: 5–Yes 0– No

PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS: Vertex Cell Tower Update

Francis Parisi, agent for Vertex Cell Towers appeared before the board to update the members on the construction of the new cell tower on the Webb property off US Route 3. Attorney Parisi stated that they have been plugging forward, working with their engineers and NHDES on the Alteration of Terrain (AOT) permit and are getting very close to an approval. It has been a struggle due to the terrain of the property, the existing driveway construction and the needed upgrades and improvements to drainage controls that need to be installed. Their thoughts are that they will have their permit in hand by the end of June with construction starting after the summer and completion before the snow falls.

A. Francesco inquired as to the timeline of cell service once tower construction is completed.

F. Parisi responded that once the tower is complete which should take about six (6) weeks, another week or so for the antenna to be installed by Verizon. Not sure if they will be able to complete before the winter, pragmatically it would be next spring.

B. Nesheim asked then it would be about 6 weeks after the road is complete.

F. Parisi replied yes or longer. The existing dwelling and driveway were not previously reviewed by NHDES and it has caused some re-design issues which have been a large obstacle to overcome. The road may take longer than the estimated six weeks.

L. Hannus indicated to Attorney Parisi that the ZBA variance approval expired after the granted extension on January 31, 2023 and they may need to resubmit to the ZBA.

Attorney Parisi stated he would investigate that and make the necessary applications.

There being no further discussion or questions the Chair thanked Attorney Parisi for the update.

WORK SESSION: Fireworks Ordinance

A. Francesco stated that she had not had an opportunity to speak with J. Cocchiaro in regards to the proposed fireworks ordinance and therefore had no updates for the members at this time.

**Subdivision Regulations – Road Standards
Master Plan Update**

A. Francesco introduced reference to the Town of Gilford's Road policy which she will send to the Land Use Assistant for distribution to the members. Her thoughts are that updating of the Transportation chapter of the town's Master Plan could be a good place to start the process. This could be tackled as a project for a sub-committee and include the road standards. C. Titus and B. Nesheim indicated they would be interested in spear heading that effort. The goal would be to re-do chapter VI in time for the March 2024 town meeting and in previous chapter re-writes the sub-committee would meet on non-planning board nights.

B. Nesheim asked if this was related to the policy of acceptance of roads that was brought up at the 2023 town meeting?

A. Francesco responded in the affirmative noting that just because the road meets standards does not automatically mean the road is accepted or will be accepted by the town.

P. Francesco has concerns with the bonding process, what types are available and appropriate to protect the town.

L. Hannus indicated that the subdivision regulations would include those standards, that the plat cannot be recorded or lots conveyed until the road is built to a minimum level of improvements, or a phasing of construction could be an option in lieu of a bond or surety.

B. Nesheim stated that the town needs to be ready when and if developers want to develop their properties and that they can follow the lead of other nearby towns that already have policies in place.

C. Lehner stated the concerns he has with inspections and enforcement of the zoning ordinance.

P. Francesco responded that violators are addressed but the will power to enforce may be lacking.

B. Nesheim stated that mortgage companies and realtors have some leverage to mandate compliance with zoning and building codes.

P. Francesco cited a case where a bank wanted a private road agreement between the abutting property owners before funding a purchase, when one owner balked the mortgage company caved and allowed the sale and financing to proceed without an agreement.

A. Francesco stated she would love to see all the permit data be attached and available for viewing through the town's GIS platform.

C. Titus stated he would reach out to Moultonborough's Building Inspector for guidance on how they handle enforcement issues in their town.

P. Francesco reminded the members that several years back the idea of the town hiring a building inspector and adopting the state BOCA code was passionately rejected by townspeople. The zoning ordinance is being enforced by the Compliance Officer.

NEXT MEETING: June 20, 2023

ADJOURNMENT:

At 6:10 PM, the following motion was made.

MOTION: "To adjourn."

Motion: B. Nesheim

Second: C. Titus

Discussion: None

Motion Passed: 5–Yes 0– No

Respectfully submitted,

Lucinda Hannus
Land Use Assistant