

**TOWN OF HOLDERNESS**  
**Planning Board Meeting Minutes: September 19, 2023**

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, Carl Lehner, Member, Janet Cocchiaro, Member, Ron Huntoon, Member, Clayton Titus, Member, Peter Francesco, Ex-Officio

Members Absent: Christine Renzi, Alternate

Also Present: Lucinda Hannus, Land Use Assistant, Lisetta Silvestri

**APPROVAL OF MINUTES: August 15, 2023**

Angi Francesco asked for any corrections to the minutes. B. Nesheim mentioned removing the words “the impact” in the last paragraph on page one since it is redundant.

**MOTION: “To approve the minutes of August 15, 2023 as corrected”**

**Motion: B. Nesheim**

**Second: C. Titus**

**Discussion: None**

**Motion Passed: 7–Yes    0– No**

**PUBLIC HEARINGS:        NONE**

**NEW BUSINESS: Case # 2022-07-20 Curry Place’s** Request for standing on extension of time to obtain conditional approvals from state agencies and begin construction of approved duplex.

L. Hannus explained the delays in obtaining NHDES septic and shoreland permits and the email received from the applicant. The board did not feel that there were any reasons to not grant an extension.

**MOTION: “To grant a six (6) month extension on the site plan review approval for Case # 2022-07-20, for Curry Places proposed duplex for to provide additional time to obtain NHDES permits as needed.”**

**Motion: R. Huntoon**

**Second: C. Titus**

**Discussion: None**

**Motion Passes: 7 – Yes    0 – No**

Lot Merger Map/Lots 241-033, 034 and 039

Lisetta Silvestri acting as agent for the owner outlined the lot merger request, explaining the difficulty with the strange configuration of the existing lots and the 4.3-acre conservation easement that currently exists between the owner and the Lakes Region Conservation Trust (LRCT). The owner would like to merge the three existing lots into a single lot with the existing residence and several accessory structures. After the merger it will be much simpler to understand how the easement affects the property taxes as a whole.

**MOTION: “to approve the merger of Map/lots 241-033, 034 and 039 into one tax lot”**

**Motion: B. Nesheim**

**Second: R. Huntoon**

**Discussion: None**

**Motion Passed: 7 – Yes 0 - No**

**OLD BUSINESS: Correspondence from Fuss & O'Neill as agent for Airelle Properties, The Manor submitting the revised plans in response to the conditional approval of their site plan.**

B. Nesheim indicated that the applicant addressed the concerns of the planning board and the plans as revised satisfied the conditions of the board's approval. The board agreed to allow the chair to sign off on the plans as revised.

Zoning Ordinance Use Table.

L. Hannus presented the document she prepared to begin the discussion on the use table within the town's zoning ordinance. Ms. Hannus further explained that this was her suggested changes after researching surrounding town ordinances and issues that have arisen either with ZBA applications or building permit applications and compliance issues. The goal is to incorporate this table into the current zoning ordinance in lieu of or additionally to the sections within each district for ease of reference. All changes to language and intent of each use will need town meeting approval as a warrant item(s) prior to incorporation.

The board began the line-by-line review of the use table, discussed each use, the definition of said use and what districts should the use be allowed by right, i.e., permitted, by special exception or is a prohibited use in a particular district. The following is the consensus of their discussions and the recommended revisions to the use table as presented.

Reference is made to the full document entitled: "Use Table.xlsx" submitted via email distribution and paper copies (9-6-2023) to the board members and available in the land use office's files currently as a Draft for review. Proposed revisions are highlighted in ***bold italics and underlined***.

KEY						Definition of use
P   Permitted	SPX   Permitted by Special Exception			N   Not Permitted		
Revised language highlighted in <u><b>bold italic underline</b></u>	DISTRICT					
	General Residential	Rural Residential	Commercial District A. Village Commercial District B. NH Route 175	Pemigewasset River Overlay District	Holderness Flood hazard District	
Accessory Building, Structure or Use	P	P	P	P	P	A building, structure, or use secondary to and serving the <u><b>existing or concurrently proposed</b></u> principal structure or use and on the same lot as the principal structure. When used in connection with agricultural uses, “accessory structure” shall include all structures customarily used for agricultural purposes. (3/97, 3/11, 3/15, <u><b>3/24</b></u> )
Accessory Dwelling Unit (ADU)	<u><del>SPX</del> P</u>	<u><del>SPX</del> P</u>	<u><del>SPX</del> P</u>	N	N	A residential living unit that is within or attached to a single-family dwelling that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies

Accessory Farming and Agricultural Activities	SPX	SPX	N	N	SPX	All activities (e.g., Agritourism) that are accessory to the primary farm operation including, but not limited to, eating a meal, overnight stays, enjoyment of the farm environment, education about farm operations, gatherings such as reunions and weddings, or active involvement in the activity of the farm. (RSA 21:34-a,II(b)(5))
<u>Amusement – Indoor Commercial</u>	N	N	<del>N</del> P	N	<del>SPX</del> N	<u>Establishments engaged in providing entertainment for a fee or admission charge and including such activities such as bowling alley, dance hall, gymnasium, tennis center, or other indoor commercial amusement or assembly use.</u>
<u>Amusement – Outdoor Commercial</u>	N	N	P	N	P	<u>Establishments engaged in providing entertainment for a fee or admission charge for outdoor activities such as a golf course, golf driving range, miniature golf course, water slide, or other outdoor commercial establishments. Any accessory structures to such use such as ticket or sales office, enclosed buildings or support structures attached to the ground proposed in the Holderness Flood Hazard District shall meet the requirements of the FEMA Special Flood Hazard district building regulations. Accessory structures require site plan review.</u>
Kennel, Animal Boarding/grooming	<del>N</del> SPX	SPX	<del>N</del> P	N	N	An establishment in which more than 6 dogs or domestic animals more than 1-year old <u>at least four (4) months of age that</u> are housed, groomed, bred, boarded, trained or sold <u>commercially</u> . <u>Excludes veterinary clinic and animal hospitals.</u>

Automotive Service Station, sales and service	N	N	P	N	N	Any building land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries, and similar accessories.
<u>Bed &amp; Breakfast</u>	SPX	SPX	P	SPX	N	<u>An establishment (such as an inn) offering lodging and breakfast which is occupied by the owners, meaning a building or buildings regularly used and kept open as such in a bona fide manner for the feeding and lodging of transient guests. As it is a commercial use it shall require site plan review.</u>
<u>Boarding House</u>	SPX	SPX	P	SPX	N	<u>Means a building or buildings regularly used and kept open as such in a bona fide manner for the feeding and lodging of transient guests for more than 30 days. As it is a commercial use it shall require site plan review.</u>
<u>Boat Storage Facility</u>	SPX	N	P	N	N	<u>A commercial facility for storing boats, other watercraft, marine equipment and/or related products with or without a permanent structure to protect them from sun and weather. May be operated seasonally or year-round. No sales or repairs of watercraft, trailers or other vessels may be performed on the site. Storage of fuels, oils or other hazardous materials are limited to those normally contained within the boat or watercraft and should be reduced or limited in quantity as much as possible. No building or storage structure shall be greater than 35' in height.</u>

Boat Tours/Guided fishing trips	SPX	SPX	<del>N</del> P	N	N	Boats and services for hire operated by licensed operators or guides. All parking must be off street. Sanitary facilities must be provided in the area of the dock. One facility for operational capacity up to 25 people; two facilities shall be provided for operational capacities over 25.
<u>Brew Pub</u>	N	N	P	N	N	<u>"Brew pub" means a manufacturer of beer, specialty beer, or cider not exceeding 2,500 barrels annually, which as a functional part of its business, maintains a full service restaurant serving the beer it manufactures as well as other beverage and liquor as allowed by RSA 178:21, II (a) (1) and RSA 178:22, V (g).</u>
Cemeteries	P	P	P	N	N	<u>A cemetery, burial ground, gravesite or graveyard is a place where the remains of dead people are buried or otherwise interred. Accessory structures such as crematoriums, chapels, assembly buildings or other structures shall require site plan review.</u>
Child/Day Care Center	SPX	<del>N</del> SPX	P	N	N	<u>A commercial center for the purpose of providing "Child care" meaning "child day care" as defined in RSA 170-E:2, III, namely "the care and supervision of a child away from the child's home and apart from the child's parents." Further meaning a facility where more than 6 children receive maintenance and care and are supervised by other than the guardian or relatives for less than 24 hours per day. As a commercial use it shall require site plan review.</u>

Churches	P	<del>N</del> <u>P</u>	P	N	N	A place for worship and related religious functions, not for habitation.
Civic Recreational uses and Public Safety Facility	SPX	N	N	N	N	<del>Public safety facility means a governmentally owned and operated facility established to provide local police or fire safety services to the surrounding area.</del>
Clustered Residential Development	P	P	<del>N</del> <u>P</u>	N	N	A pattern of subdivision development which places housing units into compact groupings while providing a network of commonly owned or dedicated open space
Commercial Storage Facilities	N	<del>N</del> <u>SPX</u>	P	N	N	A building of multiple cubicles with a common roof, with lockable doors, independent of each other for rent to consumers for storage.

The board needs to continue the discussion on multi -use facilities, commercial uses in residential districts as to size and increased setbacks, minimum lot sizes and the remainder of uses in the document and not yet discussed at this meeting.

**NEXT MEETING:           October 17, 2023**

**ADJOURNMENT:**

At 7:15 PM, the following motion was made.

**MOTION: “To adjourn.”**

**Motion: R. Huntoon**

**Second: B. Nesheim**

**Discussion: None**

**Motion Passed: 7–Yes   0– No**

Respectfully submitted,

Lucinda Hannus  
Land Use Assistant