

**TOWN OF HOLDERNESS**  
**Planning Board Meeting Minutes: October 17, 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, Clayton Titus, Member, Peter Francesco, Ex-Officio

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

Also Present: Lucinda Hannus, Land Use Assistant, Iain MacLeod

**APPROVAL OF MINUTES: September 19, 2023**

Angi Francesco asked for any corrections to the minutes.

**MOTION: “To approve the minutes of September 19, 2023 as submitted”**

**Motion: B. Nesheim**

**Second: C. Lehner**

**Discussion: None**

**Motion Passed: 5–Yes    0– No**

**PUBLIC HEARINGS:        NONE**

**NEW BUSINESS:**

**Squam Lakes Natural Science Center – Informational Meeting.**

I. MacLeod explained to the members the center’s plans to add an Ambassador Animal Annex to the existing Webster Building.

P. Francesco stated as this was a conceptual/information review that any of the comments from the members can not be construed as an approval of the plans presented tonight.

I. MacLeod continued by explaining that it will be a three-wing shed/barn strictly for animals. There will be ten inside/outside cages, non-public access for existing program mammals the center uses for education. The building will be used for storage and be attached by a new hallway. They will be using the existing septic system for floor drains and will have water to wash out the area. Solids are composted onsite.

A. Francesco inquired as to the need to receive site plan review. The last set of plans for the center were approved for the solar array additions. This was not included in those plans.

B. Nesheim stated there appears to be no additional parking or public access.

L. Hannus stated there does not appear to be any language in the site plan regulations that allows the planning board to waive site plan review for non-residential development greater than 500 square feet.

The members agreed and advised the applicant to submit an application with a set of plans that includes all the existing structures on the property.

I. MacLeod thanked the board for their time.

Lot Merger Map/Lots 239-032-000 and 239-033-000

No concerns on this merger request from the members, the chair will sign off on the merger document.

L. Hannus spoke to the members regarding the DRAFT version of the town's proposed road standards that she provided copies of for the members. This is a working draft submitted by the Town Administrator and the Road Agent. Ms. Hannus will be discussing her comments on the document with the TA and will distribute to the members at a later date.

P. Francesco questioned whether this will be part of the subdivision regulations or the zoning ordinance?

A. Francesco stated that existing roads must meet a standard and we need to provide a path for acceptance of new roads.

B. Nesheim stated it should be part of the subdivision regulations

L. Hannus indicated that drainage and stormwater control design criteria has evolved significantly since this original section of the subdivision regulations was adopted and she would like to present more innovative designs for treatment and update references to design standards going forward.

Zoning Ordinance Use Table.

The board continued 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***.

Further discussion needs to take place in regards to Condominium docking facility (check how to associate with marina regulations), distillery (combine with winery, brewery, check state laws and how other towns handle), and manufactured housing park (housing shortage, need to be cognizant of work force housing needs, but remain consistent with rural character of community).

KEY						Definition of use
P   Permitted		SPX   Permitted by Special Exception		N   Not Permitted		
Revised language highlighted in <i><u>bold italic underline</u></i>	DISTRICT					
	General Residential	Rural Residential	Commercial District A. Village Commercial District B. NH Route 175	Pemigewasset River Overlay District	Holderness Flood hazard District	
<i><u>Condominium Docking Facility (Look at marina regulations)</u></i>						<i>"Condominium" means real property, and any interests therein, lawfully submitted to this chapter by the recordation of condominium instruments pursuant to the provisions of this chapter. No project shall be deemed a condominium within the meaning of this chapter unless the undivided interests in the common area are vested in the unit owners.</i>
<i><u>Distillery (Hold for further discussion, combine use with winery, brewery, nano brewery)</u></i>						<i>"Liquor" means all distilled and rectified spirits, alcohol, wines, fermented and malt liquors and cider, of over 6 percent alcoholic content by volume at 60 degrees Fahrenheit. Liquor shall not include specialty beer as defined in RSA 175:1, LXIV-a "Liquor manufacturer " means a licensee who produces liquor from raw materials by the process of fermentation and distillation. <u>Look into state definition of distillery and liquor production</u></i>
Dwelling, Single-Family or Duplex Dwelling	P	P	P	N	N	A detached residential building or structure other than a mobile home, designed for and occupied by1 family only. <b>Duplex Dwelling</b> - A structure used for residential purposes consisting of two dwelling units with a common wall

Essential Services	P	P	P	P	P	The erection, construction, alteration, or maintenance by public utilities or municipal or other governmental agencies of facilities reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies and for the public health, public safety, or general welfare. Telecommunications facilities are not essential services for the purpose of this Ordinance.
Fairgrounds and similar transient amusement enterprises	N	SPX	SPX	N	SPX	<i>Different types of fairgrounds exist: a) amusement and theme parks - fixed sites where rides are permanently or semi-permanently installed, and b) traveling fairs - temporary sites, often occupied for the same slot each year, where traveling showmen set up and operate mobile rides. The operation of concessions, rides, and vendors at fairgrounds are subject to local and state regulation under the police powers to protect the health and welfare of the population. Definitions vary from state to state, however, a fairgrounds "concession" may mean any show, amusement other than an amusement ride, game, or novelty stand operation at a fair or exposition, but may not include food or drink operations.</i>
Funeral Home	SPX	SPX	P	N	N	<i>an establishment with facilities for the preparation of the dead for burial or cremation, for the viewing of the body, and for funerals. called also funeral parlor.</i>

General Farming and Agriculture	P	P	P	p**	p**	All activities of a farm as defined in RSA 21:34-a.
Greenhouse/Florists	SPX	SPX	P	N	N	A structure constructed for the production of flowers and or vegetables with an area set aside for packaging and wrapping of said commodities.
Heath Care Facility/Institution	SPX	SPX	P	N	N	A facility or institution, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human diseases, pain, injury, or physical condition, including, but not limited to a general hospital, diagnostic center, treatment center, rehabilitation center, extended care center, intermediate care center, outpatient laboratory or emergency care center.
Home Occupation	P	P	P	N	N	Any use conducted by a member of the household <del>family</del> within a dwelling or an accessory building which is incidental to the use of the dwelling as a residence and conforming to the criteria set forth under General Provisions.

Laundries	N	N	P	N	N	A business where clothes, towels, sheets, etc., are washed and dried
Light Industry	N	SPX	P	N	N	The assembly manufacture, processing, packaging, or other operations to goods or materials such as in machine shops (Requires Site Plan Review)
Lodging, motels and hotels rental cottages	P	N	P	N	N	A building which contains accommodations such as, but not limited to, motels, bed & breakfasts, and hotels, with or without kitchens, primarily provided to transient guests and offered to the public for compensation. <del>These accommodations shall not be used to satisfy the residency requirement.</del>
Manufactured Housing	P	P	P	N	N	A detached, transportable structure built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, including plumbing, heating and electrical systems contained therein. Sectional homes, modular homes and prefabricated homes are not considered as manufactured housing/mobile homes.

<u><i>Manufactured Housing Park (Continue discussion, address work force housing needs, affordability)</i></u>					<i>In short, mobile home communities are residential developments designed to house mobile and manufactured homes. They go by a variety of names, including mobile home parks, manufactured home parks, land-lease communities, and, though outdated and unfitting, trailer parks. They are specifically designed to provide owners of manufactured homes with plots of land to rent, with a wide range of valuable services and amenities included in the price. Tiny house communities</i>
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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: November 21, 2023**

**ADJOURNMENT:**

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

**MOTION: "To adjourn."**

**Motion: B. Nesheim**

**Second: C. Lehner**

**Discussion: None**

**Motion Passed: 5–Yes 0– No**

Respectfully submitted,

Lucinda Hannus  
Land Use Assistant