

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: June 21, 2022

Bill Nesheim called the meeting to order at 5:30 PM

ROLL CALL OF MEMBERS:

Members Present: Bill Nesheim, Vice Chair, Carl Lehner, Member, Janet Cocchiaro, Secretary, Clayton Titus, Member, Angi Francesco (Attended via Zoom)

Members Not Present: Ron Huntoon, Member, Peter Francesco, Ex-Officio,

Also Present: Michael Capone, Town Administrator, Lucinda Hannus, Land Use Assistant, Bob Haskell, John March, Eversource representatives, Roy Sheehan and Ashley Friend, Lindsey White, GZA and Henry Vigeant.

APPROVAL OF MINUTES: May 17, 2022

B. Nesheim asked for any corrections to the minutes. No corrections from the board. B. Nesheim requested that the word “formally” be removed from the request to the ZBA for comments on the Master Plan. No other changes

MOTION: “To approve the minutes of May 17, 2022 as amended”.

Motion: Clayton Titus

Second: Janet Cocchiaro

Discussion: None

Motion Passed: 4–Yes 0– No

PUBLIC HEARINGS: There were no Public Hearings scheduled

OTHER BUSINESS:

1. Review of Curry Place development with Rob Haskell and John March

John March, surveyor and septic designer for the Curry Place project updated the board on the status of the new septic design submitted to DES for approval. He stated that they were “happy” with the revised design but will hold off on approval until the applicant receives their shoreland permit currently under review also by NH DES.

Rob Haskell stated they were hoping for approvals by July’s formal public hearing on their site plan.

Angi Francesco stated that the board could grant a conditional approval if it is not in hand by that hearing date.

John March stated that there would be no disturbance within the 50' waterfront buffer for the Phase IV application. The documents for that application are to be submitted tomorrow, Wednesday June 22. The applicant is not aware of any zoning issues.

Angi Francesco stated that the board would be concerned with percentage of lot coverage and parking and impervious surfaces.

Bill Nesheim requested a summary of the parking requirements and how they will be met. The parking, septic design and lot coverage are of most interest and a means to describe and agree with the plans will need to be available for review. Mr. Nesheim stated that the parking for Phase IV has not been presented or discussed to date.

There being no further discussion on proposal, the Vice Chairman thanked the presenters for their time.

2. Update on PSNH E115 Transmission Line Replacement Project

Lindsey White from GZA, the engineers for Eversource gave the board a summary of the project to upgrade the E115 transmission line. She stated they were replacing 183 existing wooden poles with weathered steel poles. Thirty of those poles will be in Holderness. Ms. White stated that they are also adding an optical ground wire for protection and communications. Ms. White continued the presentation explaining that the steep slopes application before the Select Board is for disturbances needed to construct access roads and construction pads at each pole location. Wetland crossings would use temporary timbers that would be removed upon completion of construction and upland areas will have gravel access roads and construction pads, approximately 100' x100' in size. These larger pads would be temporary in nature with the final gravel pad to remain after construction to be more like 30' x 60'. Ms. White stated that the existing wood "H" frame will be replaced with a steel structure approximately 10-15' higher due to National Electric Safety Code requirements.

Bill Nesheim asked if there had been a couple of versions of the plan changing access roads.

Lindsey White stated that there had been a slight change to the access road as detailed on the last sheet of the submitted plans, that the route had been revised to use an existing trail for access at the substation.

Angi Francesco asked if there were any consideration of what the color of the new poles would be?

Lindsey White stated that the new poles will be weathered steel.

Ashley Friend, Eversource stated that the new poles will blend in better, that the orange rust coating will oxidize over time to a dark brown, blending in better that the existing wooden poles.

Janet Cocchiaro asked about abutter notification

Roy Sheehan, Eversource responded that along with the formal abutter notice sent for the Select Board Public Hearing they have regularly sent out notifications and done door to door outreach.

Bill Nesheim stated that it looks like they are prepared for their steep slopes hearing

Michael Capone, Town Administrator advised the board that in addition to reviews by the Conservation Commission and the Planning Board the town has engaged a licensed engineer to review the plans and their report will be submitted to the Select Board prior to the hearing.

Ashley Friend stated that the construction falls under a General Construction Stormwater Permit through the EPA and will be inspected during construction for compliance with that permit.

Carl Lerner asked if there were any river crossings?

Lindsey White replied that there are only wires crossing overhead with no bridge or matt crossings of any rivers.

Carl Lehner stated a concern with stormwater runoff into the Pemi.

Lindsey replied that they will have the necessary SW BMPs in place and where necessary have shoreland permits for those areas from NH DES.

Carl Lehner asked about why there are various distances between the poles.

Lindsey White responded that the new poles will be in the same locations as the existing poles and are closer together in steep areas and where there are angle changes in the lines.

Janet Cocchiaro asked about the Optical ground wire.

Ashley Friend responded that the overhead fiber optic wire was for both lightening protection and communications to target issues or damages along the line to the substation.

As there were no further discussions, Bill Nesheim thanked the presenters for their time to make their presentation and to answer the boards questions.

2. Short Term Rentals

Michael Capone advised the board that the town has received numerous requests for clarifications in regards to Short Term Rentals (STRs) for various situations, configurations and locations. Mr. Capone feels that this is a topic that will need further discussion by the board(s) in how to address going forward. Definitions, types of allowable structures such as RVs (Park Models), mobile homes and other particulars will need to be further clarified.

Angi Francesco stated that she did not want to see it go as far as Conway did with a total ban on such rentals, that RV type situations can become an issue, however she is not interested in telling someone that they can't rent out their house for a week. She would like more input from the Police and Fire Chiefs on any issues they are noticing with the transient summer population or a change in clientele.

Bill Nesheim stated that they will need to do some homework, research the issues and have further discussions on this topic.

3. Ice House Creamery

Michael Capone asked the board as to their opinion on whether the desire of the operators of the shoppe to have live music at the creamery was within the boards site plan review approval.

Bill Nesheim stated that the property is zoned commercial, that this has been an existing business on the site, that this would not be a different use and is directly related to the business already there. Mr. Nesheim and Ms. Francesco concurred that as long as they aren't selling tickets to a music event and that they comply with the Town's Zoning and Disorderly Conduct Ordinance that they would be in agreement that this is within the intent of their approved site plan and current usage.

No further discussion on this matter.

Carl Lerner raised a concern that the town, like many other towns is experiencing a shortage of work force housing.

Angi Francesco indicated that a Cluster Development provision may be needed.

Bill Nesheim stated that ADUs may address this issue and that during the Master Plan review this should be one of the topics addressed.

Angi Francesco indicated that the neighboring town of Moultonborough lost an opportunity for a project to help meet their needs when a developer chooses dollars over the common good. Sixty to ninety new units of housing are now selling for over \$400K a piece.

NEW BUSINESS

Henry Vigeant introduced himself as the potential purchaser of the Boulders Motel. He is a contractor who is considering buying the property and wanted the board's input as to what his options may be to upgrade the property. He would like to update, insulate, do structural work and make some of the units ADA compliant. Thinking a Phased approach, working on three of the older structures on the hill first, using the same footprint and same number of rooms. Discussed reconfiguring the location and the expansion of living space within the existing footprint by moving four units into the lower level and expanding the area of three units on the upper level. Would like to winterize and make an all-seasons motel.

Bill Nesheim stated that the building is currently non-conforming and he cannot increase the footprint but could winterize the buildings.

Mr. Vigeant stated he wants to remove the stilts that support the current building and make the units ADA compliant. Same numbers of units but address safety concerns.

Bill Nesheim stated that he will need to work in the shoreline buffer and will need to have NH DES approval. Will also need approval for any septic system updates.

Angi Francesco stated he will need to keep the same number of kitchens and no additional kitchens would be allowed. Discussed that would need to keep the same number of bedrooms, that the septic system needs to be approved and that he is greater than 50' from the shoreline. Ms. Francesco also stated that if he is outside the setback that he can change the silhouette by increasing the height of the building but not the footprint.

There was consensus by the board that further details on the renovations of these buildings would need review for compliance with the town's zoning and site plan ordinances.

Mr. Vigeant thanked the board for their time and input.

As there were no further matters before the board, Mr. Nesheim requested a motion to adjourn.

ADJOURNMENT:

At 6:50 PM, the following motion was made.

MOTION: "To adjourn."

Motion: Janet Cocchiaro

Second: Carl Lehner

Discussion: None

Motion Passed: 4–Yes 0– No

Respectfully submitted,

Lucinda Hannus
Land Use Assistant