

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: December 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, Peter Francesco, Ex-Officio, Janet Cocchiaro, Secretary, Ron Huntoon, Member

Members Absent:, Clayton Titus, Member, Christine Renzi, Alternate

Also Present: Lucinda Hannus, Land Use Assistant, Frank Yerkes

APPROVAL OF MINUTES: November 21, 2023

Angi Francesco asked for any corrections to the minutes.

MOTION: "To approve the minutes of November 21, 2023 as submitted"

Motion: B. Nesheim

Second: R. Huntoon

Discussion: None

Motion Passed: 5–Yes 0– No

Janet Cocchiaro joined the meeting.

PUBLIC HEARINGS: **Case # 2023-11-01** Boundary line adjustment submitted by Frank Yerkes, LLS as agent for Desmond Butler and True Farm Trust to adjust property line between Map/Lot 206-003-000 and Map/Lot 206-004-000 to remedy a lot line through an existing dwelling, located on True Farm Road in the Rural Residential (RR) District.

Frank Yerkes explained to the board the history of the property, that the structures were originally connected but now the property owners are looking to remedy the property line going through the cottage by proposing the boundary line adjustment indicated on the plan submitted with the application. Mr. Yerkes continued by stating that the two dwelling will now have a 15.07' setback from the side property line, dividing the space equally between the structures.

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

B. Nesheim seconded the motion

Motion passed 6-Yes 0- No

A. Francesco stated that the planning board could only give a conditional approval because the proposal does not meet the zoning setback requirements. The applicant would need to file for a variance from the zoning board.

P. Francesco stated that this predated zoning.

C. Lehner made a motion to conditionally approve the site plan as presented upon receipt of Zoning Board of Adjustment granting a variance for the reduced side setback of 15.07', the submittal of draft deeds and a revised current use map.

R. Huntoon seconded the motion

Motion passed 6-Yes 0-No

Case # 2023-11-02 Subdivision submitted by Frank Yerkes, LLS as agent for Webster Land Co. to create a new 4.34-acre parcel located on Route 113 and Algonquin Road in the General Residential (GR) district. Map/Lot 217-020-000.

P. Francesco indicated that he is an abutter to this property but felt he could consider the application objectively. No board members or the applicant had any reservations on allowing Mr. Francesco to hear this case.

Mr. Yerkes indicated to the board that test pits had been dug and that he was awaiting septic design approval from NHDES and accepted that the plan could be conditionally approved based upon receipt of NHDES permit for the septic system as this is a lot of less than 5 acres. The applicant currently has no plans to build on this lot with the intent to have lake frontage and access for the future. A New York company has completed a master plan for the Willoughby Ridge property and he followed those plans in developing this subdivision layout.

A. Francesco indicated that it appeared that both lots meet the road and shoreline frontage requirements.

B. Nesheim made a motion to accept the application as complete.

J. Cocchiaro seconded the motion

Motion passed 6-Yes 0- No

Mr. Yerkes stated that Algonquin Road is a privately well-maintained road and future access could be from Route 113.

B. Nesheim made a motion to conditionally approve the site plan as presented upon receipt of NHDES septic approval and a revised current use map.

R. Huntoon seconded the motion

Motion passed 6-Yes 0-No

Case # 2023-11-03 Boundary Line Adjustment submitted by Frank Yerkes, LLS as agent for Jane Beck, Caroline DeChazel and Willoughby Ridge Holdings, LLC to transfer 12.95-acres from Map/Lot 217-002-000 to Map/Lot 217-001-000 located on NH Route 113 and True Farm Road in the General Residential (GR) district.

Mr. Yerkes indicated to the board that the intent of this boundary line adjustment was to distribute the lands currently held more equitably between the two abutting owners. The existing property line follows the brook and the new line will be a straight line from True Farm Road to NH Route 113. The new line has been staked and both properties have their own septic and wells.

B. Nesheim made a motion to accept the application as complete.

J. Cocchiaro seconded the motion

Motion passed 6-Yes 0- No

There being no further discussion:

C. Lehner made a motion to approve the boundary line adjustment as shown on the site plan as presented.

B. Nesheim seconded the motion

Motion passed 6-Yes 0-No

OLD BUSINESS:

L. Hannus indicated that there are two items still to be finalized in the zoning ordinance amendments, Condominium Docking Facility and Manufactured Housing Park.

The members indicated that they did not feel that the condo docking facility needed to be added to the ordinance and that the manufactured housing park fits the description of a clustered residential development if they met those design regulations so no additional use is needed.

B. Nesheim discussed the lake overlay in that it is proposed to increase the minimum lot acreage to two acres same as the current Pemi River overlay district (PROD). It would also reduce the amount of clearly along the shoreline, and prohibit salt storage, hazardous materials, and pesticides also currently in the PROD. Also, other towns have put stricter septic systems requirements in their shoreline overlay districts.

It was noted that the current subdivision regulations require increases in lot size for shorefront lots.

As there is no current consensus on the proposed overlay district at this time, Mr. Nesheim will continue refining the language in the proposed overlay district and procure more feedback from residents and property owners. The overlay district will not be presented at town meeting as a zoning amendment for this year.

Fireworks Ordinance, A. Francesco would like to schedule a work session for January 2, 2024 to continue the discussions on the fireworks ordinance, the road standards, the subdivision regulations, and the master plan. L. Hannus will supply paper marked up copies of all the documents for the board to review and will forward the same to the zoning board members for their input and comments.

NEXT MEETING: January 2, 2024 5:30 pm Work Session

ADJOURNMENT:

At 7:00 PM, the following motion was made.

MOTION: "To adjourn."

Motion: J. Cocchiaro

Second: B. Nesheim

Discussion: None

Motion Passed: 6—Yes 0— No

Respectfully submitted,

Lucinda Hannus
Land Use Assistant