

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: July 19, 2022

Angi Francesco called the meeting to order at 5:30 PM

ROLL CALL OF MEMBERS:

Members Present: Angi Francesco, Chair, Bill Nesheim, Vice Chair, Secretary, Ron Huntoon, Member, Clayton Titus, Member, Peter Francesco, Ex-Officio

Members Not Present: Carl Lehner, Member, Janet Cocchiaro, Member

Also Present: Lucinda Hannus, Land Use Assistant, Lewis Andrew Muttu, Randolph Currier, M. Long, Fran Parisi, Bill Zurhellen, ZBA Vice Chair.

APPROVAL OF MINUTES: June 21, 2022

Angi Francesco asked for any corrections to the minutes. No corrections from the board.

MOTION: “To approve the minutes of June 21, 2022 as presented”.

Motion: Bill Nesheim

Second: Ron Huntoon

Discussion: None

Motion Passed: 4–Yes 0– No

PUBLIC HEARINGS: Case# 22-06-03 – Site Plan review for Lewis A. Muttu as an agent for the property owner Randolph Currier for property identified as Tax Map 251 Lot # 18 located at 84 E. Holderness Road, Holderness NH for use of the property as an event venue, Multi Use Facility / Property. A Special Exception from the Zoning Board and site plan approval from the Planning Board is required per the definition of a Multi Use Facilities/Property (Holderness Zoning Ordinance Section 1300 Definitions).

A. Francesco opened the public hearing at 5:35 PM.

Lewis Andrew Muttu, agent for the owners of Wolfsburg Farm presented their plans for using the farm as a multi-use facility to host special events like weddings, celebrations of life, birthday parties and other larger events like the Vintage Bazaar that was held on the property last year. The goal is to clean up the property, restore the historic barn and provide a unique setting for special events. Mr. Muttu stated that there has been a lot of local support and interest from family organizations to hold events on the property. They would like to obtain the special exception so that they can plan events on an ongoing basis without having to obtain Special Event Permits every time adhering to the zoning ordinance restrictions and the noise ordinance for such a use. They are mindful of reducing trash, providing an easy parking solution scattered around the property as needed to reduce the wear and tear on the recently hayed field.

A. Francesco asked if there were any additional comments regarding the waivers requested by the applicant.

Bill Nesheim stated that plans for buildings and roads were not included because there are no new or additions to either. Also asked if the traffic routes across the property will eventually create a dirt road?

Mr. Mutty responded that the infrequency of large events and short weekend use does not create a lot of wear on the area. The applicant is not interested in destroying the existing landscape with over use.

A. Francesco stated that this application is different from past applications because it is for a certain number of events over a certain period rather than a specific event.

There were no other comments on the waivers

MOTION: “To accept the waivers requested by the applicant”

Motion: Ron Huntoon

Second: Clayton Titus

Discussion: None

Motion Passed: 4–Yes 0– No

MOTION: “To accept the application submitted by the applicant”

Motion: Ron Huntoon

Second: Bill Nesheim

Discussion: Peter Francesco asked if the owner of record was one or two people, Randy Currier and Mike Long as there is a discrepancy between signatures on the application? Mr. Long was in the audience and verbally approved the submittal of the application and Mr. Mutty apologized for submitting a partially signed document.

Motion Passed: 4–Yes 0– No

A. Francesco asked if there if there was more discussion or additional questions from the board on the application.

R. Huntoon asked if there had been any issues or real problems reported by either the fire or police departments.

A. Mutty replied that there were some minor back ups with traffic during the large Vintage Bazaar event but otherwise none.

R. Huntoon asked about the traffic pattern and if there have been any problems with trash?

A. Mutty replied that the traffic moves smoothly about the pattern they developed and that trash is taken care of typically by the event sponsor for large events.

R. Currier indicated that if there are tents erected for the event, they are inspected by the fire department every time.

M. Long indicated that for most weddings participants are staying at local lodging establishments and buses to transport guests are used and encouraged.

A. Mutty indicated that Lakeside Taxi has been used frequently to transport guests.

R. Huntoon asked about what events were already scheduled for this year?

A. Mutty submitted the list of events recently permitted by the select board

B. Nesheim stated that section 400.21 applies to the property and runs with ownership

R. Currier asked how Burleigh Farm handled their events

P. Francesco responded that they apply for a special event permit each time and not a boiler plate approval.

B. Nesheim asked if there should be a limit on the number of events maybe over a 5-month season.

A. Mutty responded that the property is on a snowmobile trail and they would like to not exclude the winter months.

B. Nesheim stated he would not like to see events held every day

A. Mutty responded that it was not their intent to do that.

P. Francesco asked about how many people in general attend the events?

A. Mutty responded that a wedding is usually 100 – 200 people with a maximum capacity in the barn of 100 people.

B. Nesheim stated that the board was not approving any structures.

A. Francesco inquired as to septic capacity.

A. Mutty responded that they provide porta potties for the events

R. Huntoon asked how to control numbers of attendees if you don't sell tickets?

A. Mutty responded that the Vintage Bazaar saw over 5000 attendees over the two-day event. The square footage space allowed for vendors is limited which controls the number of vendors. A music event would be controlled by the sale of a limited number of tickets.

A. Francesco inquired as to if the events would only be held on weekends?

Mr. Mutty responded that they would not be against holding a funeral or celebration of life event on a week day and that weddings are usually a Friday – Sunday event with camping limited to two or less tents for participants.

A. Francesco asked if they were agreeable to limiting the events to 52 events with a maximum of 200 people and 2 events with a maximum of 4000 people?

Mr. Muttu responded they would like to request additional events, that 5 large events per year would be acceptable.

B. Nesheim would like to see notification to the town for any of the large events.

P. Francesco proposed that they limit the number of events to 45 with less than 250 attendees and 5 events with less than 5000 attendees. Would like them to notify the town for all events to avoid overlapping with other events in town which has caused issues in the past.

The Chair asked if there were any other comments or questions from the board members. There being none, the chair asked if there were any questions or comments from the audience?

April Vachon and Gardner Hall, 73 E. Holderness Road, commented that they live less than 500 feet from the barn and they are personally ok with the proposal.

Aaron Diamond, 115 E. Holderness Road stated that he is in full support, he has no issues with the property and that he feels that this use is a positive thing.

J.B. Currell, 159 NH Rt 3, stated he was in favor of the application and use, that the owners cleaned up the property and that the use is a positive for the town.

The Chair asked if there was any more questions or comments from the audience, hearing none asked if there was any more discussion from the members of the board? Hearing none the chair asked for a motion.

A. Francesco closed the public hearing at 6:20 PM.

MOTION: "to approve the request to use this property as a multi use facility pending approval by the Select Board for up to 45 events per calendar year of up to 250 people and up to 5 events per calendar year of up to 5,000 people. All requirements of section 400.21 continue to apply for events larger than 250 individuals. Only the requirements of section 400.21.4 will apply to smaller events."

Motion: Bill Nesheim

Second: Clayton Titus

Discussion: P. Francesco stated that the Select Board will review the decision. C. Titus asked about the event with 251 people? B. Nesheim responded that they would then need to obtain a special event permit for an exception.

Motion Passed: 4—Yes 0— No

CORRESPONDENCE: The Planning Board received email correspondence from the applicant Fran Parisi, agent for Vertex Tower Assets, LLC for Case # 2019-09-18 requesting an extension to their approval. Mr. Parisi indicated that they have had delays in obtaining their Alteration of Terrain permit from NH DES and have not been able to commence with construction.

MOTION: “to approve the request for a one-year extension to the approval granted by the Planning Board on July 14, 2020, Case # 2019-09-18, for site plan review to install a cell tower on property identified as Tax Map 239-046-000 located off US Route 3.

Motion: Bill Nesheim

Second: Ron Huntoon

Discussion: None

Motion Passed: 4–Yes 0– No

NEW BUSINESS:

Lucinda Hannus, Land Use Assistant discussed with the board the upcoming time line for making amendments to the town’s Zoning Ordinance. The board should consider scheduling work sessions with the zoning board this summer with a goal of having a prioritized list of amendments available to submit to the town clerk for placement on the ballot at town meeting in February. Public Hearings on the proposed amendments should be held between December and February. Land Use files indicate that several items are up for discussion and include but are not limited to a Fire Works Ordinance, Compliance Certificate, short term rentals and ambiguity of section 700.2.1.2 with regards to outdoor living space along with clerical corrections as needed.

The board discussed prioritizing amendments, having a joint meeting with the zoning board and logistics of when that could happen. It was decided that they will hold off until the August meeting to set a date with the ZBA to see what their hearing schedule will be for September.

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

ADJOURNMENT:

At 6:45 PM, the following motion was made.

MOTION: “To adjourn.”

Motion: B. Nesheim

Second: R. Huntoon

Discussion: None

Motion Passed: 4–Yes 0– No

Respectfully submitted,

Lucinda Hannus
Land Use Assistant