

**TOWN OF HOLDERNESS**  
**Planning Board Meeting Minutes: August 16, 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, Ron Huntoon Secretary, Clayton Titus, Member, Carl Lehner, Member, Janet Cocchiaro, Member and Peter Francesco, Ex-Officio

Also Present: Lucinda Hannus, Land Use Assistant, Bob Haskell, Curry Place LLC and John March

**APPROVAL OF MINUTES: July 19, 2022**

Angi Francesco asked for any corrections to the minutes. C. Lehner indicated that Burleigh (~~Burly~~) Farm was spelled incorrectly on page 3.

**MOTION: “To approve the minutes of July 19, 2022 as amended correcting the spelling of Burleigh Farm”.**

Motion: Bill Nesheim

Second: Clayton Titus

Discussion: None

Motion Passed: 7–Yes    0– No

**PUBLIC HEARINGS: Case# 22-07-20 – Site Plan review for Curry Place Cottages, LLC, Tax Map #102, Lot 004, located at 850-854 US Route 3, Holderness, NH, to construct Duplex units A & B in a Commercial District identified as Phase 4 on plans dated Rev. April/May 2022, Sheets 1-3 by John March.**

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

Mr. March as agent for Curry Place, LLC introduced himself and proceeded to hand out a revised plan dated July 2022 indicating that they have added about 20 parking spaces which is over and above what is required for the use.

Land Use Assistant L. Hannus questioned whether the existing parking layout on the ground was the same as what is shown on the plans.

B. Haskell responded that it was not and they did not plan on changing the existing configuration other than adding the 5 spaces for the new duplex unit.

J. March indicated there would be 53 total spaces including the 9 on the gravel portion of their lot and not including the 9 or so on the town’s adjacent property. He then proceeded to discuss the lot coverage by referring to the chart on the map indicated the square footage of existing structures, drives and parking, the proposed structures and then the total being a percent of coverage of 26.2%. The area of both the Curry Place lot, 3.23 ac and the Town’s lot, 1.38 acres were used to arrive at total area.

Removing .43 acres within the well radius and .3 acres of wet area resulted in a net usable lot area of 3.88 acres.

A. Francesco questioned why they included the town's lot in their area calculations.

J. March responded that there is a deeded easement referred to on the plan allowing them to use the land for the septic and well.

J. March proceeded to discuss the increase in septic chambers proposed to meet state's requirement for the additional duplex.

P. Francesco questioned whether 30 chambers were more than needed for the additional 4 bedrooms. Are some of the new chambers on town property?

J. March responded that the state likes to see symmetry within a system so duplicated what was currently in the ground. Some of the new chambers are on town property but not sure how many.

P. Francesco inquired as to whether the existing easement was adequate.

J. March responded in the affirmative.

J. March indicated that nothing new will be built in the 49' buffer.

J. Cocchiari inquired as to how many bedrooms and floor levels in the proposed duplex?

B. Haskell responded one unit has 2 beds the other currently 1 bed with the potential for a second bedroom in the lower level. Final grading plans will determine the number of floor levels but there will not be a full second floor, that it may have a walkout level. The scheme is to continue the brown natural look of the existing buildings for the new duplex and that they are not going to disturb the existing walkways or paths on the property. The shed will stay where it is although not shown on the plans and the size will not cause an exceedance of the lot coverage percentage limitation. Mr. Haskell would like to do something with the Post Office but he has been unsuccessful in getting a response from the current contact for the property.

P. Francesco stated that they have another 2 years on their contract and he too would like to take that opportunity to discuss changes.

A. Francesco stated that there are people in town that would like to see an entirely different location for the post office.

A. Francesco asked whether the board felt the application was complete, hearing no discussion she asked for a motion to accept the application as submitted.

**MOTION: "To accept the application submitted by the applicant as complete"**

Motion: Bill Nesheim

Second: Ron Huntoon

Discussion: None

Motion Passed: 7–Yes 0– No

R. Huntoon commented that the town’s Master Plan encourages this type of development.

B. Nesheim was concerned that parking surface remains gravel. The applicant is adding parking, not making it any worse than currently.

B. Haskell indicated they have no intention to pave any additional areas.

R. Huntoon inquired as to the rental of the duplex.

B. Haskell responded that the intent is to rent weekly during the busy summer months, and then a 9-month rental for the school season.

The chair read a letter from NH DOT as an abutter indicating they remain neutral towards the application provided there is no increase in water runoff or alteration/construction within the Department’s Right of Way.

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

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

**MOTION: “To approve the Site Plan for Curry Place Cottages, LLC, Tax Map #102, Lot 004, located at 850-854 US Route 3, Holderness, NH, to construct Duplex units A & B in a Commercial District identified as Phase 4 on plans dated Rev. April/May 2022, Sheets 1-3 by John March and the submitted revised plan of same dated July, 2022 conditionally upon receipt of approved septic and shoreland permits from NH DES”**

Motion: Clayton Titus

Second: Bill Nesheim

Discussion: None

Motion Passed: 7–Yes 0– No

**CORRESPONDENCE:** The Planning Board received email correspondence from NH DES regarding several shoreland and wetlands permits for their review and information. The chair stated they were available for the board to review as warranted.

## **NEW BUSINESS:**

The chair indicated that there are still thoughts to work out on the Fireworks Ordinance and Short Term Rentals (STRs).

P. Francesco inquired as to what is the length of a STR, weekly, daily, existing commercial inns and sites such as Rockywold Deephaven Camps could be called STRs if they set too narrow a

window. Issues about dogs and numbers of people in Airbnbs have caused some complaints but nothing official.

B. Nesheim stated that STRs could be blocking out work force housing, but at this time it does not seem to be a problem for Holderness. He stated that there is a need to balance both interests.

A. Francesco stated that the board could discuss an ordinance that would restrict rentals to longer terms, but felt that existing rentals on the lake are already generally long term.

P. Francesco stated that property values are increasing dramatically and this is a driving force in weekly rentals in the thousands of dollars.

A. Francesco responded that the board should keep an eye on what happens in the future and revisit if indications are that it is becoming a problem or more complaints are received. She also felt this was the same approach to take for the fireworks ordinance.

C. Titus indicated that he did some research and looked into Moultonborough's ordinance which was very lax and only considered minimal ground rules as to hours and dates allowed; whereas Rochester had a ton of rules such as distance from nearby buildings, containing debris within own property similar to the State Fire Marshalls rules.

B. Nesheim stated that those were more safety related rather than environmental concerns.

A. Francesco stated she would like to see that fireworks end at the shoreline and not shooting off over the lake. That it be limited to 4<sup>th</sup> of July and New Year's Eve between certain hours, and permitted with some sort of notification.

P. Francesco would like input from Fire and Police on enforcement and the permitting process.

A. Francesco would like to be sure that the property owner is aware of a renter requesting a permit and maybe posting on town's website.

B. Nesheim is concerned as to staffing issues with the Fire Department, that there is adequate notice and the limits are not arbitrary.

A. Francesco stated there could be distinction between displays or style of fireworks. That the permit includes a nominal fee and get something in the works for health and safety issues. The board should keep the subject open and work with the zoning board going forward.

J. Cocchiaro and R. Huntoon stated they would not be available for the September meeting.

A. Francesco would like to pen a letter to the Zoning Board requesting their presence at the Planning Board's September meeting.

P. Francesco brought up the subject of ADUs or second dwelling units on a single lot as a topic to continue discussions with the ZBA.

B. Nesheim agreed that work force housing needs could be addressed with auxiliary units but does not want to see a second independent unit. Must have some shared means such as a wall, or common utilities.

A. Francesco would like to continue the discussion regarding limiting the time a recreational vehicle can stay on a property if being used as housing.

General comments from several members that it appears the state is taking away some of the local control over these issues with new legislation. Similar to DES's control over wetlands and shorelands.

A. Francesco referring back to the DES permits that it would be great if they could be attached to the town's GIS map by parcel.

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: R. Huntoon

Second: B. Nesheim

Discussion: None

Motion Passed: 7–Yes    0– No

Respectfully submitted,

*Lucinda M. Hannus*

Lucinda Hannus

Land Use Assistant