

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: November 15, 2022

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

ROLL CALL OF MEMBERS:

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

Also Present: Lucinda Hannus, Land Use Assistant, Christine Renzi

APPROVAL OF MINUTES: October 18, 2022

Angi Francesco asked for any corrections to the minutes.

A. Francesco requested that the spelling of Peter Francesco's last name be corrected on page 1

MOTION: "To approve the minutes of October 18, 2022 as amended correcting the spelling of Mr. Francesco's last name."

Motion: R. Huntoon

Second: C. Lehner

Discussion: None

Motion Passed: 6–Yes 0– No

NEW BUSINESS

The one new application that was submitted for this meeting Case # 2022-10-18 was formally withdrawn by the applicant.

The chair introduced Christine Renzi as the candidate for an alternate position on the board. The Select Board approved her nomination pending Planning Board approval. The chair asked Ms. Renzi to tell the board a little about herself and her background.

Ms. Renzi explained that she started coming to Holderness in 2001 as a visitor. She has been a member of a Parent Teacher Organization; she currently works in property management and that they now have a permanent residence here in Holderness. Her children attended Holderness School.

R. Huntoon asked what she wanted to get done?

Ms. Renzi respond that she knew that the board was short on members and that she wanted to help.

B. Nesheim asked what would she like Holderness to look like in the future?

Ms. Renzi responded she really liked what they did at Betsy's Park and the community atmosphere. The town is beautiful, not over crowded and wants to help keep it that way for her future grandchildren.

R. Huntoon made a motion to accept Ms. Renzi as an alternate member of the Planning Board.

Clayton Titus seconded the motion
Discussion: None

Motion passed: 6 – yes 0 - No

OLD BUSINESS: Work Session Zoning Amendments

Fireworks Ordinance

A. Francesco apologized for not getting a DRAFT ordinance to the members prior to this meeting. She would like the members to consider expanding the Special Event permit currently in place to include Fireworks Displays. This may be a good way to get a first pass requirement for a permit by notification.

B. Nesheim indicated that a special event permit is not required if a person is only having a big private event which could be a loophole in the existing permit process.

A. Francesco stated that fireworks in and of itself would be a special event regardless of the size or purpose of an event, and that notification and health and safety issues could be addressed.

B. Nesheim responded that public notice is not currently part of the special event permit.

C. Titus stated that we could put fireworks displays right at the top

A. Francesco stated she was open to either option, that the size of a display is hard to regulate but style of fireworks may be doable.

R. Huntoon stated he felt that a 2-week notice may be difficult to require or enforce.

B. Nesheim felt that this may be overkill for the small homeowner displays, professional companies would be more likely to obtain a permit. A display that lasted longer than 30 minutes would have a bigger impact on noise and the environment. A time criterion may be sufficient to determine who needs a permit.

A. Francesco stated maybe time or volume could be the benchmark.

B. Nesheim asked if the board thought that town's people would support regulating the smaller display for the grandkids type event?

A. Francesco responded let's start with a simple, no teeth approach, regulating the approximate length of display, professional companies, estimates on quantity to collect data to begin tracking what is actually happening around town.

C. Titus thinks that professionals will tell owners that they need to get a permit

A. Francesco stated that it should be a nominal fee say \$25, no fines, post to the town's website. She will endeavor to get something together for the board for next month.

Compliance Issue

L. Hannus read the existing ordinance language, the building permit application and the existing conformance certificate. Requested input from the board as to how they felt this issue should be addressed going forward as it has not been very successful in the past as far as compliance.

P. Francesco asked as to what the town would actually look at? Previous discussion with the tax assessors is that they will not be the enforcer and that the town should complete a checks and balance of building permits with assessment documentation.

B. Nesheim commented that he was more interested in zoning issues like lot coverage and setbacks and not the fact that someone added an extra bedroom. SLA videos lake properties for boundary issues.

A. Francesco stated that in Moultonborough all the permits are available on the town's GIS website connected to the tax card and would like to see that for Holderness.

R. Huntoon asked how bad is it with conformance, how many permits a year?

L. Hannus responded there have been 31 permits issued this year for anything from a shed to a new single-family structure.

B. Nesheim commented that lending companies are the people that want to see conformance with town and state building requirements and an affidavit from the owner would be accountable under penalty of perjury.

C. Titus asked if the size of the project could drive the compliance form?

L. Hannus stated she would speak with the town administrator on this issue and see what could be done beginning in the new year.

Zoning District Map / Descriptions

L. Hannus presented to the board a copy of the discrepancies and errors that she found in the existing descriptions and maps currently in the Zoning Ordinance. That the existing zoning map has not been updated since 2008 and that there are several areas where various maps and references do not agree.

Attached to these minutes is the detailed accounting of these various issues that were discussed individually with the board. L. Hannus will compile the various inputs from the board on each of the items and develop a document to present to the board in preparation of a warrant item for March 2023 town meeting.

OTHER BUSINESS

A. Francesco and L. Hannus discussed the attendance at next month's meeting of the Town's Counsel, Christine Fillmore to discuss various legal advice regarding land use issues and planning board procedural requirements. Suggested that if there are no hearings scheduled that the members meet early at 5:00 pm to allow Ms. Fillmore the opportunity to address the board in closed session.

No other business

ADJOURNMENT:

At 7:10 PM, the following motion was made.

MOTION: "To adjourn."

Motion: R. Huntoon

Second: B. Nesheim

Discussion: None

Motion Passed: 6–Yes 0– No

Respectfully submitted,

Lucinda Hannus
Land Use Assistant

APPENDIX A

Road names are from the Town of Holderness Town Road Files prepared by Peter Furmanick 02-01-2005 on file with the highway department, as updated.

A. Village area (around bridge)

1. North on NH Route 113 to the Science Center Brook
2. South on Perkins Lane (Lake Shore Lane) 300 feet
3. West on US Route 3 to:
 - a. The western boundary of the fire station lot 008, Tax Map 101 and an imaginary extension of this boundary drawn straight to the lake.
 - b. The western boundary of the fire station lot 008, Tax Map 101 (~~across from the fire station~~). The back of this boundary shall be 500 feet from US Route 3 and roughly parallel to it.
4. East on US Route 3 to:
 - a. The eastern boundary of lot 025, Tax Map 102 (the property known as Little Switzerland or Pelham North between 700 & 758 US Route 3.) This includes all property between US Route 3 and the lake or channel.
 - b. The eastern boundary of lot 033, Tax Map 102 (the Manor). This includes all property between US Route 3 and Shepard Hill Road.
5. East on Shepard Hill Road to:
 - a. ~~The easterly boundary of lot 033, Tax Map 102~~
 - b. The easterly boundary of lot 044, Tax Map 102 (Old Village Inn)

B. NH Route 175 North Elks Club to Campton Town Line:

1. NH Route 175 North from and including lot 001, Tax Map 212 (the Elks Club) to the Campton town line. Those should include all land 500 feet on either side of NH Route 175.
2. In the Commercial zone abutting the Campton town line, on NH Route 175, a boundary on the river side of the road shall be from the road to the River Corridor Overlay. This means the commercial zone does not extend any closer than 200 feet on a level measurement from the river. On the opposite (East) side of the road the Commercial zone extends back to the rear lot line of the lot on NH Route 175 but in no case more than 1500 feet. All commercial traffic entering this zone must do so from NH Route 175. 3/98

GENERAL RESIDENTIAL (GR)

A. US Route 3 and Shepard Hill east from the Commercial District (CD) to the Center Harbor town line.

1. All property on the North side of US Route 3, Shepard Hill Road, and College Road to the lake.
2. The south side of US Route 3 from White Oak Pond outlet to the Tada Dump Road to the shore of the pond.
3. From the Tada Dump Road to the Center Harbor town line to a line 500 feet from and parallel to US Route 3 on the south side.
4. Five hundred feet on either side of East Holderness Road from US Route 3 to approximately the Beij property. Lot 004, Tax Map 251 line (3000 feet)
5. The southwest side of Shepard Hill Road to a line 500 feet back and parallel to the road.
6. Coxboro Road to Lane Road due east to White Oak Pond on one side and a line 500 feet back and parallel to the road on the other to the southern boundary of Lot 024, Tax Map 246.

B. NH Route 113 to *Pinehurst Road*

1. A line 500 feet back and parallel to the left-hand (*westerly*) side of the *road* when going from the center of town at the *Science Center Brook* ~~to Rockywold~~ *northeast towards Sandwich to a line 500 feet north of the intersection of NH Route 113 and Pinehurst Road.*
2. All property to the lake side of NH Route 113 *and Pinehurst Road.*
3. A line 500 feet back and parallel to the ~~left-hand~~ *northern* side of the ~~Rockywold~~ *Pinehurst Road* when going from NH Route 113 to ~~Rockywold~~ *the Sandwich town line.*
4. ~~All property to the lakeside of the Rockywold Road.~~

C. US Route 3 west from the *Commercial District (CD)* to the Ashland town line.

1. All property to the lake side of US Route 3.
2. The northwest side of US Route 3 to a line 500 feet back parallel to the *road*.

D. NH Route 175 from US Route 3 to the southerly boundary of *Lot 001 Map 212 (the Elks Club)*

1. Five hundred feet on either side of NH Route 175.
2. All property between the *Howe Road* and NH Route 175.
3. Five hundred feet on the west side of *Howe Road*.
4. All property from the Ashland town line to the southerly boundary of *Lot 001 Map 212 (the Elks Club)* between NH Route 175, ~~and Interstate 93, and between NH Route 175 and the Pemigewasset River.~~

E. *Mt. Prospect Road* from NH Route 175 to the *Hutchins Hill Road* ~~(just before golf course)~~

1. Five hundred feet on either side of *Mt. Prospect Road*, *To Hutchins Hill Road.*
2. Five hundred feet around the outside of the area known as *Heritage Hill development.*

F. *Hardhack Road* to *Beede Road* *and Seven Pines Road*

Five hundred feet either side of the road *between Seven Pines Road and to NH Route 175.*

G. *Perch Pond Road* to the *Mountain Road*.

1. Five hundred feet either side of the road *between Hardhack Road and to Mountain Road.*

RURAL RESIDENTIAL (RR)

All other land in town, including islands, not specifically designated as General Residential (GR) or Commercial District (CD), or *Flood Hazard (FH)*, shall be designated as Rural Residential (RR).

PEMIGEWASSET RIVER CORRIDOR (PRC)

~~That~~ area of land contiguous to the Pemigewasset River, 500 feet from the mean high-water level.
(3/20)

HOLDERNESS FLOOD HAZARD DISTRICT (FH) (3/2020)

All lands West of Interstate Route 93

FEMA SPECIAL FLOOD HAZARD AREA (3/2020)

All lands designated as *special flood hazard areas* by the Federal Emergency Management Agency (FEMA) in it's "*Flood Insurance Study* for the County of Grafton, NH" dated February 20, 2008.