

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: January 17, 2023

Angi Francesco called the meeting to order at 5:31 PM

ROLL CALL OF MEMBERS:

Members Present: Angi Francesco, Chair, Clayton Titus, Member, Ron Huntoon, Member, Bill Nesheim, Vice Chair, Janet Cocchiaro, Member

Members Absent: Christine Renzi, Alternate and Peter Francesco, Ex-Officio

Also Present: Lucinda Hannus, Land Use Assistant, Five (5) members of the public

APPROVAL OF MINUTES: December 20, 2022

Angi Francesco asked for any corrections to the minutes.

MOTION: “To approve the minutes of December 20, 2022 as submitted”

Motion: R. Huntoon

Second: J. Cocchiaro

Discussion: None

Motion Passed: 5–Yes 0– No

PUBLIC HEARINGS - 2023 DRAFT Zoning Map and Amendments to Zoning Ordinance

A. Francesco opened the Public Hearing and welcomed the public in attendance. The chair inquired of those present what items in the proposed Zoning Ordinance and map were they interested in discussing? Responses were FEMA language changes, general map changes, why is the planning board making changes to the map and who does it effect.

L. Hannus presented a general introduction of the revised zoning map and the amendments to the zoning and flood plain ordinances. The mapping changes proposed were born from discrepancies between the written descriptions of the zoning district boundaries in Appendix A of the ordinance and the several maps; LRPC Holderness Zoning Map of 2008, the town’s GIS zoning layer and the town’s parcel maps which include district boundary lines. The zoning map has not been updated since 2008 and changes that had been made to the written descriptions were not reflected correctly on the maps or conflicted with other descriptions of district boundaries within the ordinance.

The other proposed changes to the ordinance deal with the sections that regulate properties located within the FEMA and town flood zones. FEMA has requested that all cities/towns in New Hampshire that participate in the National Flood Insurance Program (NFIP) update their local ordinances to be fully compliant with NFIP regulations. The land use office received edited versions from the Office of Planning and Development (OPD), New Hampshire Department of Business and Economic Affairs, of Articles 300.4.6 and 1300.2 of the Zoning Ordinance, the Town’s Floodplain Ordinance and the town’s subdivision regulations that incorporated the changes necessary to be in compliance with the NFIP. Those edits are what are proposed to be amended in the Zoning and Floodplain Ordinances and then presented to the town for adoption at the March 2023 Town Meeting. The subdivision regulations do not require adoption by the voters and can be amended by the planning board. It was decided to not include them in the process at this point but rather hold a separate meeting in the near future to discuss the FEMA changes and any other changes the board may feel needs to be addressed within those regulations.

B. Nesheim discussed a main piece of the changes is to Article 300.4.6.13: Variances and Appeals, which

requires the ZBA to make notice to property owners that choose to request a variance from the ZBA to build below base flood elevation that their insurance rates could be as high as \$25 per \$100 of insurance.

Several typos within the document were noted for correction by members of the board and the audience and will be corrected in the final document and distributed by email to the members.

L. Hannus proceeded to go through the redlined document page by page so the board and the audience could ask questions of any of the amendments.

S. Connelly who was in attendance as a resident asked the board how they planned to get “buy in” from the town voters to accept the recommended amendments. She thought maybe a newspaper article offering a little more color as to the why the changes are being made may be helpful.

A. Francesco stated that she did not believe that the town voters in general voted against any warrant articles that were recommended by the Planning Board but agreed that promoting the changes in a positive light could be helpful.

There being no further discussions from the members or the public the chair closed the public hearing at 6:40 pm.

NEW BUSINESS

1. White Oaks Pond Fireworks Ordinance

A. Francesco presented copies of a DRAFT Fireworks Ordinance that is being circulated for a possible warrant petition by residents of the White Oaks Pond watershed. The members thought this contained some good talking points for discussion but felt that it was premature to make any formal comments or recommendations if it were to go forward to town meeting.

B. Nesheim thought that this would be a good test case of the town’s take on an ordinance to regulate fireworks if it does go to a vote at town meeting.

OLD BUSINESS – None

The chair indicated to members that she, P. Francesco and C. Titus will not be available to attend the February 21, 2023 meeting and that R. Huntoon may also have a conflict with his schedule. If the remaining members including C. Renzi as an alternate are available then the board would have a quorum with the remaining four (4) members. L. Hannus also advised the board she is unavailable that date and the Town Administrator would handle the administrative needs for that meeting if there are any items to be heard.

ADJOURNMENT:

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

MOTION: “To adjourn.”

Motion: B. Nesheim

Second: C. Lehner

Discussion: None

Motion Passed: 5–Yes 0– No

Respectfully submitted,

Lucinda Hannus
Land Use Assistant