

**TOWN OF HOLDERNESS
PLANNING BOARD
Tuesday,
December 17, 2019 6:30 P.M.**

MINUTES

CALL TO ORDER: R. Snelling called the meeting to order at 6:41 P.M.

ROLL CALL OF MEMBERS:

Members Present: Robert Snelling, Chairman; Carl Lehner, Vice Chairman; Donna Bunnell, Secretary; Angi Francesco, Member; Ronald Huntoon, Member; Peter Francesco, Ex-Officio, Janet Cocchiaro, Designated to sit in place of Louis Pare

Member Not Present: Louis Pare

Staff Present: Linda Levy, Land Use Board Assistant

Others Present: Philip Bennett, Francis Parisi, Peter Webster, William Nesheim, Lisa Lovett, David Moore, Suzanne Riehs-Moore, Joan Griffith, Frank Stevens, Mike O'Donnell, Vic Pascarelli, Alison Pascarelli, Matthew Purcell, Bill Webb, Patti Biederman, Scott Biederman, Christine Fillmore, Kevin Barrett, Ken Costello

J. Cocchiaro raised to regular (voting) member.

APPROVAL OF MINUTES: The draft of the minutes of the November 19 was reviewed and edited.

Motion: "To accept the minutes as edited."

Motion: R. Huntoon

Second: D. Bunnell

Discussion: None

Motion Passes: 7-yes 0-no 0-abstention 0-absent

NEW APPLICATIONS: None

CONTINUED APPLICATIONS:

Case #19-08-18: Application submitted by Fran Parisi as agent for Revocable Trustees Peter W. Harris, Harriet R. Harris and Henry Pratt Upham Harris III of Old Mountain Rd., tax map 220-004-000, request a site plan review to install a cell tower by Vertex Tower Assets, LLC, located in the Rural Residential District, in accordance with the Town of Holderness Site Plan Regulations.

The public hearing was opened at 7:44 with R. Snelling reviewing the reason for the continuation.

F. Parisi shared a number of items

- They are trying to find an alternate site; they are looking at 3-4 alternate sites.
- They have no signed lease and therefore, no applications.
- They have done nothing further with the Harris site.

- Request a continuance for a public hearing in February, hoping to get an application in time for the January meeting.

C. Lehner: Does the 150 days end before or after the February meeting?

R. Snelling: It ends 3 days after the February meeting.

F. Parisi: I agree to extend the 150 days for 60 days.

A. Francesco: Can we get that in writing?

F. Parisi: Yes

P. Bennett: Will you provide information to L. Levy before the February meeting?

F. Parisi: Yes, I will get information to her no later than February 4th.

Motion: “To accept a continuance on the Harris property until the February meeting with the understanding and documentation from Mr. Parisi that the shot clock is extended to April 21.”

Motion: R. Huntoon

Second: A. Francesco

Discussion: By February 4th, Mr. Parisi will give L. Levy specific information if he is going to go forward with the Harris property.

Motion Passes: 7-yes 0-no 0-abstention 0-absent

OTHER BUSINESS:

1. Conceptual Design – PSU turf (artificial) field (Matt Purcell and Ken Costello)

- They shared the history of the full project and the update on the turf field project.
- The turf field is needed for recruitment and retention, currently teams are playing at other nearby schools that have turf.
- The field will accommodate 5 teams (football, men’s and women’s soccer, women’s lacrosse, field hockey).
- There will be 2 phases
 - Phase 1 will rotate the grandstand 180 degrees.
 - Phase 2 will include building a grandstand on the east side of the ALLWell Building.
- The project will begin in April and be completed by August.
- The turf is filled in with sand and rubber pellets.
- The field drains quickly because it sits on 10-16” of crushed stone.
- There will be storm water drainage as the run-off will go into the existing system that is underneath the paved area between the turf field and the PE Center.
- There will be LED lighting aimed upward*; it does not have a lot of spill.
- The press box will be replaced.
- The project requires building permits from the State’s Fire Marshall’s office and DES.
- The field will have a 4’ high fence to allow for only limited access.
- There will not be any effect on septic as all the restrooms are in ALLWell.
- If there is potential for flooding, a tarp will be placed on top of the turf; sand and rubber have a higher density than water, so those components will not float or get washed

away in the flood; any remaining silt will get cleaned off by the sweeping machine that cleans the turf.

2. Public hearing on Zoning Ordinance proposed changes to Sections 300, 550, 575, and 600

- B. Snelling reviewed each of the proposed ordinance changes.
- There were no comments or questions from the public.

Motion: "To accept the changes as presented."

Motion: C. Lehner

Second: D. Bunnell

Discussion: None

Motion Passes: 7-yes 0-no 0-abstention 0-absent

3. Discussion and proposal submitted by David Moore regarding definitions of Guest House & Bunk House and ADU

- D. Moore centered his comments on the idea of a detached ADU (DADU)
 - He came to the ZBA in September for a variance for a DADU in an existing barn; the Board encouraged him to withdraw the application because the barn was not attached.
 - He handed out a "Guide to Municipalities in NH" where he described the NH Housing Authority definition of accessory dwelling and what adding accessory units do for housing in NH (can help the homeowner financially, the family members by having an elderly parent or adult children with affordable housing, provides diverse housing options for people); it allows towns to adopt their own guidelines as long as they are consistent with the statutes and zoning ordinances.
 - He shared that the Holderness 2004 Master Plan cited a housing shortage.
 - He passed out an article about ADUs from the Concord Monitor.
 - He asked the Board to consider allowing DADU by Special Exception.
- D. Bunnell: RSA 674.73 states that municipalities are not required to permit DADUs.
- P. Francesco gave a history of changes to the zoning ordinances from allowing two dwellings on one lot to the current ordinance; the change had a lot to do with being able to subdivide the property after the property sells.
- D. Moore urged the Board to think about the difference between two dwellings on a lot and an accessory unit on a lot that has a primary home on the lot; added that the occupants of one of the buildings must be legal residents.
- R. Snelling: The goal of the ordinance is to maintain the concept of ruralness; this option opens the door to two dwellings on a lot; the community values limits to the number of dwellings on a lot.
- A. Francesco shared specific details of the 2004 Master Plan saying that the predicted housing crunch did not happen and asked why the Moores did not want to add an ADU to their existing home.
- W. Nesheim: The Board must understand the RSAs related to ADUs while still maintaining the rural character of the Town.

- R. Snelling suggested that the discussion continue at the January meeting.
- D. Moore: Briefly added his other suggestion to the Guest House/Bunk House definition, asking why plumbing could not be included in that structure.
- R. Snelling: Once you put in plumbing, it becomes a livable dwelling, and that would then become a second dwelling on a lot

4. Discussion of the Conservation Commission Master Plan (delayed)

5. Next Meeting - Tuesday, January 28, 2020 at 6:30PM (date change)

CORRESPONDENCE:

ADJOURNMENT: At 8:25 P.M. the following motion was made.

Motion: "To adjourn."

Motion: A. Francesco

Second: D. Bunnell

Discussion: None

Motion Passes: 7-yes 0-no 0-absention 0-absent

Respectfully submitted,

Linda S. Levy
Land Use Boards Assistant