

**TOWN OF HOLDERNESS  
PLANNING BOARD  
Tuesday,  
January 15, 2019 6:30PM**

**MINUTES**

**CALL TO ORDER:** R. Snelling called the meeting to order at 6:30.

**ROLL CALL OF MEMBERS:**

*Members Present:* Robert Snelling, Chairman; Carl Lehner, Vice Chairman; Woodie Laverack, Ex-Officio  
Donna Bunnell, Secretary; Angi Francesco, Member

*Members Not Present:* Ronald Huntoon, Member; Louis Pare, Member

*Staff Present:* Linda Levy, Land Use Board Assistant

*Others Present:* Shelly Randall, Susan MacLeod, Tony LeMenager, Will Davis, Liam O'Brien, Bryan Biederman, Scott Biederman

**APPROVAL OF MINUTES:** The draft of the minutes of the December 18, 2018 were reviewed with suggested edits.

**Motion: "To accept the minutes as amended."**

Motion: D. Bunnell

Second: C. Lehner

Discussion: None

Motion Passes: 4-yes 0-no 0-absention 3-absent

(Note: W. Laverack was not present for this discussion or vote.)

**NEW APPLICATIONS:**

**Case #19-1-1:** Application submitted by John March as Agent for Perkins Cabins. Request for Site Plan Review for property located at 16 Perkins Lane, identified as tax map 102-061-000, located in the Commercial District, in accordance with the Town of Holderness Site Plan Regulations.

- B. Biederman: I am here requesting a 4' extension on my cabin. It will be an eating area. I will also be raising the roof approx. 2' to match the rest of the association maximum height.
- R. Snelling: We are also approving the site plan.
- S. Biederman: There are not a lot of changes from the original, he is giving us an updated one to be in compliance with the older site plan that was never signed.
- R. Snelling: Are there any comments on the application?

***Application Discussion:***

**Motion: "To accept the application."**

Motion: C. Lehner

Second: D. Bunnell

Discussion: None

Motion Passes: 4-yes 0-no 0-absention 3-absent

(Note: W. Laverack was not in attendance for this part of the discussion.)

- R. Snelling: What is being proposed is a 4' porch on the lakeside. It does not seem to encroach on the other properties.

***Proposal Discussion:***

**Motion: "To accept the proposed site plan."**

Motion: R. Snelling

Second: C. Lehner

Discussion: None

Motion Passes: 4-yes 0-no 0-absention 3-absent

**Case #19-1-2:** Application submitted by Anthony Randall as Agent for Shelley Randall. Request for Site Plan Review for property located at 356 Owl Brook Rd, identified as tax map 238-007-000, located in the Rural Residential District, in accordance with the Town of Holderness Site Plan Regulations.

- R. Snelling: I open the hearing for Shelley Randall.
- S. Randall: I would like to put in a parking lot on my 4 acres on the Holderness side of my property. I have 1 acre in Ashland. I have a barn to run a Yoga Studio and need adequate parking. I plan to put in gravel area in a field that is connected to an existing driveway. It will have a 10-car capacity. I have no intention of paving it, it will be dirt and gravel. I requested an exception from Ashland which was denied because of traffic/parking safety concerns.

***Application Discussion:***

**Motion: "To accept the application."**

Motion: A. Francesco

Second: W. Laverack

Discussion: None

Motion Passes: 5-yes 0-no 0-absention 2-absent

- R. Snelling: This is being brought before us because it has a regional impact. I attended the Ashland Zoning Board meeting where she had a different parking proposal which was rejected for safety reasons. Now Ms. Randall has a site plan for the proposal to put the parking all in Holderness. The parking area will be off the driveway. The proposal will have to go back to Ashland to approve the Yoga Studio.
- A. Francesco: We have nothing to do with the business or that type of activity.
- R. Snelling: We can comment on the traffic issue on Owl Brook. We have the authority to address this.
- D. Bunnell: I see no issue.
- L. O'Brien: I am totally on board with it. My concern is with the potential future owners. What if someone wanted to start a business and add more parking, etc.
- R. Snelling: The new owner would have to apply for a change of use.
- L. O'Brien: If the new owner wanted to run a business, would they have to get approval?
- R. Snelling: They would have to get a change of use approval.

***Proposal Discussion:***

**Motion: "To accept the proposed site plan."**

Motion: A. Francesco

Second: D. Bunnell

Discussion: None

Motion Passes: 5-yes 0-no 0-absention 2-absent

**Case #19-1-3:** Application submitted by Will Davis as Agent for the Holderness School. Request for Site Plan Review for property located on Chapel Lane, identified as tax map 225-003-000, located in the General Residential District, in accordance with the Town of Holderness Site Plan Regulations.

- W. Davis: I am with Horizons and I will take you through the plans. This is where the new building will go, there will be a new driveway. We got a permit for the perimeter road which will be better for safety. We are adding a few parking spaces to redistribute parking. There will be sheet piles to form a retaining wall to provide a platform for the road behind the building.
- C. Lehner: Is there more than 40' of dirt?
- W. Davis: Yes, there is quite a bit of material there. There will be improvements to the ground area for better pedestrian flow.
- R. Snelling: What will the sewage tie into? What is the plan for storm water management drainage?
- W. Davis: The lower area is in the 100-year flood plain. There will be an infiltration basin, the water will go into that basin. Behind the building is the low point. The chamber system is a detention system lined with a thermoplastic waterproof liner to act like a bath tub. It is a closed system that is metered out to a pre-cast system underground and heads to the lower area under the interstate.
- R. Snelling: Has the storm water management system been sent in, but not gotten approval?
- W. Davis: Yes
- R. Snelling: We would grant that as a condition. Do you have what you need from Plymouth? That would be another approval.
- W. Davis: That's the waste water approval. There will be a new tank for this building, Livermore has a new tank. The sewers head to the interstate.
- R. Snelling: Questions on the application?

***Application Discussion:***

**Motion: "To accept the application."**

Motion: R. Snelling

Second: a. Francesco

Discussion: None

Motion Passes: 5-yes 0-no 0-absention 2-absent

- R. Snelling: Are there any further questions on the proposal? We would approve on the conditions that they get an approval for the Alteration of Terrain and another document from Plymouth to tie into the waste water treatment facility.
- W. Davis: There is one other thing. We found out an hour ago that the building will be over 35' tall.

- L. Levy: Have you talked with the Fire Chief?
- T. LeMenager: I talked with her, but this didn't come up? Why?
- R. Snelling: Because it is a fire safety code issue.
- T. LeMenager: This is a question for her.
- W. Davis: We will get approval with conditions from the fire department.
- R. Snelling: I would add conditions of approval from the Fire Marshall.
- A. Francesco: I think Eleanor has the authority.
- L. Levy: She will have to deny it.
- R. Snelling: Then you will need to go to the Zoning Board.
- A. Francesco: There are extenuating circumstances, they will have sprinklers. The height is just 38', not 35'.
- R. Snelling: Then the conditions would be approval of Alteration of Terrain, Plymouth Waste Water Management, and ZBA exception to the height.
- W. Davis: Correct.
- T. LeMenager: I'll reach out to her tomorrow.
- L. Levy: How tall is the back side of the building?
- W. Davis: 50', 12' higher at the low point.

***Proposal Discussion:***

**Motion: "To accept the proposed site plan with the three conditions approval of Alteration of Terrain, Plymouth Waste Water Management, and ZBA exception to the height."**

Motion: A. Francesco

Second: W. Laverack

Discussion: None

Motion Passes: 5-yes 0-no 0-absention 0-absent

**CONTINUED APPLICATIONS:** None

**OTHER BUSINESS:**

1. Discussion regarding the potential adoption of road standards (Kevin Coburn)
  - a. See Gilford Road Policy circulated at the October 16 meeting
  - b. R. Snelling: Kevin was here. What he is proposing will need our attention, we need time to discuss it. He will be on our February agenda. He is proposing that we adopt the Gilford Road Standards which imposes supervision of projects on the town, a drainage study. Take time to read it
  - c. W. Laverack: He reviewed a number of documents and decided on this one.
2. Master plan
  - a. R. Snelling: Where are we on the master plan?
  - b. A. Francesco: The sub-committee has been reviewing it, we should have a solid draft of what we are proposing for the agenda in February.
3. Next Meeting - Tuesday, February 19, 2018 at 6:30PM

**CORRESPONDENCE:** None

**ADJOURNMENT:** At 7:28 the following motion was made.

**Motion: "To adjourn."**

Motion: D. Bunnell

Second: C. Lehner

Discussion: None

Motion Passes: 5-yes 0-no 0-absention 2-absent