

**TOWN OF HOLDERNESS
Planning Board
Meeting Minutes: July 17, 2018**

B. Snelling called the meeting to order at 6:30PM.

ROLL CALL OF MEMBERS:

Members Present: Bob Snelling, Chairman, Carl Lehner, Vice Chairman, Louis Pare, Member, Angi Francesco, Member, Donna Bunnell, Member, Ron Huntoon, Member

Members Not Present: Woodie Laverack, Ex Officio

Staff Present: M. Capone, Town Administrator

Others Present: Tenley Callaghan, Attorney, Cleveland, Waters and Bass

APPROVAL OF MINUTES: The Draft minutes of June 19, 2018 were reviewed. A. Francesco suggested edits to the conceptual consultation discussion in paragraph five on page one noting that the existing lot was considered a separate lot for purposes of the condominium association, but not a physically separate lot. She also noted in paragraph 3 of page two that the second sentence should read "Mr. Moore noted his intention would be that the apartments not be subject to residency restrictions"

Motion: "to accept the minutes as amended"

Motion: C. Lehner

Second: A. Francesco

Discussion: None

Motion Passes 6-yes 0-no

NEW APPLICATIONS: None

CONTINUED APPLICATIONS: None

OTHER BUSINESS: Conceptual Consultation-Peter Zhodi and Blaise Coco-Pemi River Heights.

Tenley Callaghan, Attorney, Cleveland, Waters and Bass was present representing River View Way LLC (RVWLLC), the company that purchased the Pemi Heights Property from the previous owners David and Denise Cossette in October of 2015. Attorney Callaghan noted the Mr. Zhodi and Mr. Coco would not be in attendance this evening, but she was hoping to have a few minutes of the Board's time to review the status of the project and get clarification with regard to what her client would need to do to move the project forward.

Attorney Callaghan stated that the original site plan had been approved in 2004 and again in 2015. Economic conditions were not favorable for development at the time. The current owner, RVWLLC has a potential buyer for the property and is interested in moving forward with the site plan. The existing State approvals for the Alteration of Terrain permit, the Shoreland Impact permit and the Septic approvals for construction were still valid.

R. Snelling commented that the conditional site plan approval granted in 2015 had lapsed having not been acted upon in the two-year window and as such RVWLLC would have to submit a new site plan application.

It was noted that a complete site plan application would need to be received by July 25, 2018 in order to be scheduled for the August 21, 2018 meeting.

The Town Administrator mentioned that the applicant might want to check on the status of the NHDES septic approvals as he was only able to locate five of the six system approvals on their website.

Attorney Callaghan thanked the Board for their time.

Zoning Ordinance Review by Counsel: The Town administrator informed the Board that Attorney Christine Fillmore would be reviewing the current Zoning Ordinance during the next forty-five days.

She will provide a report to the Board with regard to possible changes they wish to consider to the ordinance based on her review. The timing on the project will allow for any amendments to the Zoning Ordinance to be considered during the next Town meeting cycle.

PSU Electronic Sign Update: There is nothing new to report on this.

Land Use Assistant: The new Land Use Assistant, Linda Levy, will be starting on July 23, 2018. She will be working with the Town Administrator on Land Use projects until such time as she is comfortable assuming the role on her own.

Natural Resource Chapter Update: Review and Discussion. R. Snelling mentioned that he had requested input from the Board with regard to the draft of the Natural Resource chapter of the Master Plan that have been prepared by the sub-committee.

A. Francesco noted that the subcommittee had rebuilt the Chapter from the ground up and was looking for input on the draft as well as recommendations for action items.

R. Huntoon asked if the intent had changed.

A. Francesco commented that the intent and the content was mostly unchanged. The committee worked on the improving the flow and readability of the Chapter.

D. Bunnell and L. Pare both commented on the excellent quality of the work.

R. Snelling concurred with that assessment and had some general comments. He asked that the Committee consider adding a paragraph specifically focused on Scenic Resources. While he noted that they were referenced in the draft they were not highlighted as a value in and of themselves. He further commented that it is the goal of a Master Plan to identify specific things we should do and identify the values that become the basis for those decisions

Another suggestion he made was to incorporate maps into the document so as to better illustrate those items described in words within the document.

A. Francesco commented that links to maps would be referenced in the documents to afford the reader access to larger format copies. The Town Administrator circulated sample copies of some of the maps that had been prepared for the Chapter by the Squam Lakes Conservation Society (SLCS). While helpful in that format, providing links to the larger format documents would better serve the reader. Presently, five maps had been developed for the Chapter.

R. Snelling commented that both the Lakes region Planning Commission (LRPC) and the SLCS have the technology to produce such maps.

A. Francesco noted that the SLCS had contracted with the Planning Board to produce maps for this chapter.

R. Huntoon speculated as to how the Board would have the authority to make the changes necessary to implement the protections they seek.

R. Snelling stated that in a broader sense it would be useful to know how much development could occur, through a build out analysis.

D. Bunnell echoed the sentiment with regard to how to best control development and the role for the Board to play.

R. Snelling brought up the idea of different lot sizes in different zones as a tool to control development. He then reiterated the idea of a build out analysis as a n informative planning tool.

C. Lehner commented that we need to consider why folks come to Holderness. For some it may be to simply enjoy the view of the Lake or the hillsides and not necessarily to swim, boat or hike.

R. Huntoon echoed that sentiment.

C. Lehner repeated the concern that the Zoning ordinance should assist in controlling development.

L. Pare asked how the Master Plan is adopted.

A. Francesco commented on the background for the process and how the Master Plan is linked to the zoning ordinance.

R. Snelling mentioned that the chapter should also look at those areas in Town that need to be protected, such as the Town Forest. It was noted that a Conservation Easement was being considered for that property.

A. Francesco felt that this also needed to be looked at, but at the same time, we should not restrict development options on other Town properties that might be needed for expansion of existing facilities or the development of new ones.

D. Bunnell brought up the issue of how to better monitor source pollutants and their consequences. There was discussion of how this process might be better managed and the Town's responsibility for doing so.

R. Snelling asked what the next steps should be.

A. Francesco will take the comments from the Board back to the subcommittee for incorporation into the draft and return a revised draft to the Board for another review.

The Town Administrator mentioned that the draft was also being circulated to the Conservation Commission and he expected it would be a topic of discussion at their September Meeting.

R. Snelling asked for any final comments.

C. Lehner noted that there was a reference to Arsenic in the Chapter. He thought some mention should be made of Radon. He also commented that the Emerald Ash borer is not in Holderness yet.

R. Snelling again thanked the subcommittee for their work and the Board members for their comments.

NEXT MEETING: TUESDAY, August 21, 2018 beginning at 6:30PM

ADJOURNMENT: At 7:50PM the following motion was made:

MOTION: "To adjourn."

Motion: D. Bunnell

Second: A. Francesco

Discussion: None

Motion Passes: 6 - Yes, 0 - No

Respectfully Submitted,

Michael Capone
Town Administrator