

**TOWN OF HOLDERNESS
PLANNING BOARD
Tuesday,
January 28, 2020 6:30 P.M.**

MINUTES

CALL TO ORDER: R. Snelling called the meeting to order at 6:35 P.M.

ROLL CALL OF MEMBERS:

Members Present: Robert Snelling, Chairman; Carl Lehner, Vice Chairman; Donna Bunnell, Secretary; Angi Francesco, Member; Louis Pare, Member; Peter Francesco, Ex-Officio
Member Not Present: Ronald Huntoon, Janet Cocchiaro, Alternate Member
Staff Present: Linda Levy, Land Use Board Assistant

APPROVAL OF MINUTES: The draft of the minutes of the December 17, 2019 was reviewed and edited.

Motion: “To accept the minutes with the removal of “Note” and adding it to Old Business in the January 28, 2020 minutes”.

Motion: A. Francesco

Second: C. Lehner

Discussion: None

Motion Passes: 6-yes 0-no 0-abstention 2-absent

NEW APPLICATIONS: None

CONTINUED APPLICATIONS: None

OTHER BUSINESS:

1. R. Snelling shared information related to the email exchange between M. Purcell and L. Levy concerning his comments at the December 17, 2019 meeting on the installation of upward lighting on the artificial turf field at PSU. The following Note was originally added to the Dec. 17 minutes. The motion to approve the minutes of that meeting included moving the Note to the minutes of the Jan. 28 meeting. The letter sent to M. Purcell is attached to these minutes.

***Note:** During follow-on communication with PSU it was pointed out that this lighting would violate the town’s dark sky lighting requirements. PSU, however, as a government entity, is not required to abide by our zoning ordinances. It was pointed out to us that the safety of the participants on the field requires that they can see whatever sports items go up in the air, such as soccer balls, so that they do not get hurt. It was also pointed out to us that PSU is utilizing a consultant on lighting who is working with the recommendations of the International Dark Sky Association to allow sports lighting with minimum effect on the dark skies.

2. Public hearing on Zoning Ordinance proposed changes to Sections 400 (Signs), 700, 900, and 1300.

- R. Snelling opened the public hearing at 6:45 P.M.
- R. Snelling began a discussion on the proposed ordinance changes. All proposals were sent to C. Fillmore. She sent back comments with a few more changes. All changes have been incorporated into the document that L. Levy handed out at the meeting.
- Further suggestions for changes were made by the Board and some wording changes were made.
- No one from the public was in attendance to offer further suggestions/corrections/edits.
- R. Snelling closed the public hearing at 7:40 P.M.

Motion: "To approve the ordinances as corrected/edited."

Motion: R. Snelling

Second: C. Lehner

Discussion: None

Motion Passes: 6-yes 0-no 0-abstention 2-absent

3. Vote on the Amendments to the Zoning Ordinances that will be on the March ballot.

- The Board was given the opportunity to read through all of the amendments. A discussion centered on the need for further conversation on the amendment related to the addition of Health Care Facility as a permitted use in the General Residential, Rural Residential and Commercial Districts.

Motion: "To remove the Health Care Facility amendment from the ballot and to continue the discussion after the March Town Meeting".

Motion: A. Francesco

Second: C. Lehner

Discussion: None

Motion Passes: 6-yes 0-no 0-abstention 2-absent

Motion: "To accept the list of amendments for the warrant as amended".

Motion: R. Snelling

Second: D. Bunnell

Discussion: None

Motion Passes: 6-yes 0-no 0-abstention 2-absent

4. Discussion of the Conservation Commission Master Plan

- R. Snelling talked about the Squam Lakes Watershed Management Plan that L. Levy handed out. It is still in draft form; it is very technical. The project determined the Squam Lakes water quality which led to a water quality standard goal, and included numerous action items such as reviewing ordinances that affect the watershed. The handout has a brief introduction and a table of proposed projects. The draft is on the SLA website. They will be printing off enough copies for the Board; R. Snelling will bring them to the Town Hall; L. Levy will notify the Board when they are available to be picked up.
- The February meeting will include a discussion of this Plan and the Conservation Commission Master Plan that was also handed out.

- Either R. Hansen or T. Morrell from the SLA will be invited to come to the March Board meeting to further the discussion.

5. Discussion on David Moore's Detached ADU (D-ADU) proposal.

- R. Snelling reviewed D. Moore's discussion of D-ADUs. Conversation with C. Fillmore included the Board's ability to vote on his suggestion at a public meeting.
- Members of the Board shared their thoughts/suggestions (the owner must live in one of the two dwellings; questioning the legality of that requirement; disagreement with the idea; a stipulation that the occupant of the D-ADU have a time limit on occupancy).

Motion: "To not support the concept of Detached ADUs at this time".

Motion: A. Francesco

Second: D. Bunnell

Discussion: None

Motion Passes: 6-yes 0-no 0-abstention 2-absent

6. D. Bunnell handed out a proposal (below) to change Ordinance 400.6.3.3 (signage in the Commercial Village District). Shaded wording indicates suggested changes to the ordinance.

400.6.3.3: In districts where allowed, commercial signs may be illuminated only between the hours of 7:00 A.M. and 10:00 P.M., or during the hours the premises are open to the public. Non-commercial signs such as residential name plate, road, directional, and government signs may remain illuminated. No digital signs, electronic message centers (EMCs), light-emitting diode (LED) signs or electronic billboards of any kind shall be permitted in the Village section of the Commercial District.

- A discussion on this change will be part of the February meeting.

7. Next Meeting - Tuesday, February 18, 2020 at 6:30PM

CORRESPONDENCE: None

ADJOURNMENT: At 8:15 P.M. the following motion was made.

Motion: "To adjourn."

Motion: C. Lehner

Second: D. Bunnell

Discussion: None

Motion Passes: 6-yes 0-no 0-absention 2-absent

Respectfully submitted,

Linda S. Levy
Land Use Boards Assistant

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January 22, 2020

Matthew Purcell
Director of Capital Planning and Development
University System of New Hampshire
5 Chenell Drive, Suite 301
Concord, NH 03301

Dear Mr. Purcell,

We very much appreciate your briefing on the proposed PSU Turf Athletic Field at our December 17 Planning Board meeting.

We recognize that, as a state entity, PSU is not obligated to abide by our zoning ordinance. We did have one concern however, that of LED lighting aimed upward. This would violate section 550.3.7 of our ordinance which states that “uplighting is prohibited at any level of light output”.

It is our hope that PSU will follow, to the degree possible, the recommendations of the International Dark Sky Association relative to Community Friendly Outdoor Sports Lighting. We would also ask that we be briefed on the results of the modeling results for backlight, uplight, and glare as addressed in this guidance.

Thank you again for the opportunity to review and comment on your proposal.



Robert Snelling, Chair
Holderness Planning Board