

**TOWN OF HOLDERNESS
PLANNING BOARD
Tuesday,
February 18, 2020 6:30 P.M.**

MINUTES

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

ROLL CALL OF MEMBERS:

Members Present: Robert Snelling, Chairman; Carl Lehner, Vice Chairman; Peter Francesco, Ex-Officio, Donna Bunnell, Secretary; Janet Cocchiaro, raised to regular (voting) member

Members Not Present: Ronald Huntoon, Member; Angi Francesco, Member; Louis Pare, Member

Staff Present: Linda Levy, Land Use Board Assistant

Others Present: Philip Bennett, Francis Parisi, Peter Webster, William Nesheim, Tony LeMenager, Will Davis, Timothy Fisher, Audrey Fisher, Iain MacLeod

APPROVAL OF MINUTES: The draft of the minutes of the January 28, 2020 meeting was reviewed and edited.

Motion: "To accept the minutes as edited."

Motion: C. Lehner

Second: D. Bunnell

Discussion: No further discussion

Motion Passes: 5-yes 0-no 0-abstention 3-absent

R. Snelling shared with the public that while a quorum was present, the applicants had the option of asking for a continuance so that their case could be heard before the entire board. All of the applicants agreed to have their case heard during this meeting.

NEW APPLICATIONS:

Case #20-1-1: Application submitted by Will Davis as Agent for the Holderness School. Request for Site Plan Review for property located on 41 Mount Prospect Road, identified as tax map 225-050-000, located in the General Residential District, in accordance with the Town of Holderness Site Plan Regulations.

R. Snelling pointed out that the "starred" items on the site plan checklist were not needed.

Motion: "To waive the "starred" items on the application that are not needed for this project."

Motion: C. Lehner

Second: D. Bunnell

Discussion: No further discussion

Motion Passes: 5-yes 0-no 0-abstention 3-absent

T. LeMenager introduced the case citing the purpose (to decrease living density, to be able to take a dormitory off line for the summer for renovations, increasing living capacity from 4 to 8 students) and the scope of the project (renovations to the existing house, the addition of a hydrant and a water line connected from the other modular house; 2 modular boxes will be brought in and added to the house adding 1800 sq.ft., and connecting the existing house to the modular buildings via a stick-built deck).

Motion: “To accept the application.”

Motion: D. Bunnell

Second: J. Cocchiaro

Discussion: No further discussion

Motion Passes: 5-yes 0-no 0-abstention 3-absent

The public hearing was opened at 6:37.

W. Davis explained the project via the drawings.

C. Lehner asked about the roof line saying the it looked like the slope of the roof would allow rain and snow to drop onto the ADA ramp.

T. LeMenager said that they had noticed that too and had resolved the issue with the architects; there will be a change in the configuration.

W. Davis talked about the parking lot saying that the lot would have parallel parking to Mount Prospect Rd.

R. Snelling asked about the lighting, wondering if it would be downward facing.

W. Davis replied yes, they would face downwards. He added that they have submitted a permit to Plymouth Water and Sewer for the water and sewer lines; it is under review.

P. Francesco asked if the asphalt will be permeable.

W. Davis replied no and they have submitted an Alteration of Terrain application to the state.

The public hearing was closed at 6:50.

Motion: “To approve the application as presented.”

Motion: C. Lehner

Second: D. Bunnell

Discussion: No further discussion

Motion Passes: 5-yes 0-no 0-abstention 3-absent

Case #20-1-2: Application submitted by Iain MacLeod of the Squam Lakes Science Center to request a Site Plan Review for property located on 23 Science Center Road, identified as tax map 236-001-000, located in the Commercial District, in accordance with the Town of Holderness Site Plan Regulations.

I. MacLeod introduced the case citing the scope of the project (there will be a demolition and renovation to the raptor exhibit, one building will have 490 sq.ft. demolished and on the opposite side 650 sq.ft. will be added increasing the size by 150 sq.ft.; they have submitted an application for a variance from the ZBA because some of that demolition and addition involves wetlands).

Motion: “To accept the application.”

Motion: J. Cocchiaro

Second: R. Snelling

Discussion: No further discussion

Motion Passes: 5-yes 0-no 0-abstention 3-absent

The public meeting was opened at 6:55.

R. Snelling asked if the trail system was changing.

I. Macleod shared that they may need to add trails to get to the current exhibit, but will not remove existing trails.

J. Cocchiaro asked if the birds would be able to be housed year-round.

I. Macleod: Yes. The exhibit will open May 2021 and will not open this summer.

R. Snelling commented that this proposal, because of the wetlands issue, would have to be reviewed by the Conservation Commission who would then send their recommendation to the ZBA so that they could make a decision on the variance.

J. Cocchiaro asked if the changes to the exhibit were close to the boardwalk.

I. Macleod: The boardwalk is more than 50’ away from the exhibit.

The public hearing was closed at 7:05.

Motion: “To approve the site plan with the condition that they obtain a variance for the expanded raptor exhibit building and potential expanded trail system.”

Motion: R. Snelling

Second: C. Lehner

Discussion: No further discussion

Motion Passes: 5-yes 0-no 0-abstention 3-absent

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.

F. Parisi: We are continuing to seek alternative sites, but haven’t found anything yet. I promised the Harris’ attorneys that I would not go forward without letting them know our plans. I will give them ample time. I request a continuance to the May 19th Planning Board meeting.

R. Snelling: The clock starts again on May 19th.

F. Parisi: Our goal is to find another site.

R. Snelling: If it is a new site, you’ll need to submit a new application.

F. Parisi: Correct.

P. Francesco: What do you mean by ample?

F. Parisi: I will let everyone know 1 month in advance of the May 19th meeting.

T. Fisher: How many letters have you received from abutter?

R. Snelling: 20+. There are still a number of other things Vertex has not given us.

OTHER BUSINESS:

1. After a brief discussion about the cancellation of Planning Board meetings (for example, due to weather), a motion was made.

Motion: "To give the Chair of the Planning Board permission to cancel meetings at his or her discretion. Meetings will be cancelled by 4:00 P.M. and will be posted on the website."

Motion: C. Lehner

Second: R. Snelling

Discussion: No further discussion

Motion Passes: 5-yes 0-no 0-abstention 3-absent

2. Discussion on Ordinance 400.6.3.3. (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.

R. Snelling reviewed the ordinance proposal.

D. Bunnell shared that the purpose is to avoid a sign like the one at the gas station in the Village District because it takes away from the aesthetics of the Village.

C. Lehner: What is the objection to LED lighting?

D. Bunnell: The lights shine into my home. The lights mostly go off at 10:00 P.M., but the flashing lights have been a problem. I have talked with the manager, as has E. Mardin, which seems to help for a short while.

P. Francesco reminded the Board that the Village District runs from The Manor to the Church Annex.

Further discussion included the possibility of expanding the Village District; changing the wording of the ordinance to include specific boundaries along Rt. 3/25; further discussion with the rest of the Board present; the need to make it clear what digital and LED means; and what D. Bunnell does not like about those things.

Further discussion will be on the March agenda.

3. Discussion of the Squam Lake Watershed Management Plan and the Conservation Commission Master Plan

R. Snelling: J. Cocchiaro was on the committee, the work was done a long time ago. Can the committee come back together to finish the document and bring it back to us?

J. Cocchiaro: Only if the Board will respond and act on it.

R. Snelling: We will do that. Will you reach out to the other group members?

J. Cocchiaro: Yes.

R. Snelling: We will make this a high priority to discuss in 2 or 3 months. He passed out a spreadsheet that combined the recommendations from the CC Master Plan and the Watershed Management Plan. He explained that the items in the 1st column with asterisks have been done, the list of recommendations in the 2nd column have yet to be done, the watershed plans are in the 3rd column, and "Other" is in the 4th column. He asked the Board to think about which of the items from any of the columns should be done in 2020.

4. Next Meeting - Tuesday, March 17, 2020 at 6:30 P.M.

CORRESPONDENCE: L. Levy gave each member a letter that was sent to them from the Lakes Region Community Developers.

ADJOURNMENT: At 7:55 P.M. the following motion was made.

Motion: "To adjourn."

Motion: R. Snelling

Second: J. Cocchiaro

Discussion: None

Motion Passes: 5-yes 0-no 0-absention 3-absent

Respectfully submitted,

Linda S. Levy

Land Use Boards Assistant