

**TOWN OF HOLDERNESS
PLANNING BOARD MEETING MINUTES
May 19, 2020 6:30 P.M.**

CALL TO ORDER: R. Snelling called the meeting held via Zoom 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	Ronald Huntoon, Member	Angi Francesco, Member
Louis Pare, Member	Janet Cocchiaro, Alternate Member (<i>non-voting</i>)	

NOTE: All members were home and were alone.

Members Not Present:

Staff Present: Linda Levy, Land Use Board Assistant

Others Present: Nancy Decoteau, Cindy O'Leary, Michael O'Leary, Fran Parisi, Alex Ray, Cris Solomon, Phil Bennett, Ted Vansant, Kevin French, Bill Nesheim, Steve Woodsum, Anne Lovett

APPROVAL OF MINUTES:

The draft of the minutes of the April 21, 2020 meeting was reviewed and edited.

Motion: "To accept the minutes as presented."

Motion: C. Lehner

Second: A. Francesco

Discussion: No further discussion

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

CONTINUED APPLICATIONS:

Case #19-08-18: (con't from 2/18/2020 meeting) 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 shared that Vertex is not moving forward with the Harris property and will be submitting a new application for another property on May 20. He requested a continuance until August 18 to make sure that the application for the new property goes through.

Motion: "To continue case #19-08-18 to August 18."

Motion: R. Snelling

Second: A. Francesco

Discussion: No further discussion

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

NEW APPLICATIONS:

Case #20-4-4: Application submitted by French Land Services as agent for Alexander Ray to subdivide 2 adjoining lots into 3 lots (1, 49 acre lot; 1, 110 acre lot; and 1, 168 acre lot) for property located on 27 Evans Road and Beede Rd, identified as tax maps 222-016-000 and 223-008-000, located in the Rural Residential District, in accordance with the Town of Holderness Site Plan Regulations.

K. French described the boundary line adjustment showing the Board on the plot plan the current boundary lines and the proposed boundary lines.

Motion: “To accept the application.”

Motion: D. Bunnell

Second: R. Snelling

Discussion: No further discussion

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

Motion: “To approve the boundary line adjustment and subdivision.”

Motion: A. Francesco

Second: R. Snelling

Discussion: are there any steep slopes? (there are some steep slopes on the larger plot of land, but it is not significant); there is a right-of-way going through the property, if it is used as a driveway, that will have to be brought up to road standards if/when a third house is built on those properties (yes, I understand that we will have to do that).

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

OTHER BUSINESS:

1. Conceptual Design for Betsy’s Park – Cindy O’Leary

M. O’Leary explained the changes that have already been made and some that will be taking place (4 cottages have been removed, 4 more will be removed; 1 structure may become a warming hut with bathrooms; there will be a new pavilion)

Questions/comments: is the drawing showing a playground? (yes, there will be multiple large playground pieces in the flat area); where is the parking? (there will be limited parking – using the drawing, parking places were shown – that limit the number of people using the area); what is the projected use for the property? (housing for interns from the SLA, SLCS, Science Center and Lakes Region Trust); will any be used as permanent dwellings? (one motel room might be turned into a kitchen, if possible); you will need a change of use application to use the property as a cluster development (we are not planning on using the property as permanent housing, the interns will be there for approx. 9 months, the motel is not winterized, the only year-round dwelling is the main house for the care taker); is there a trail system through the property? (yes, and the Haskell’s have given us permission to expand the trail system onto their property); will there be membership needed to use the property? (the property will be open to the public of the 5 Squam watershed communities – residents and tax payers, those who have a dump sticker); how will the beach be managed given that it is a public beach on private property? (we will have signage to indicate that there is no lifeguard);

a suggestion was given to let the state know the plan; can people enter the property from the water, i.e., via kayak or other water craft? (yes, but the intent is to limit use to the 5 watershed community members); is the care taker there full-time? (no, but that person will be there to manage the property, there will be a gate that they open when the property is open); what are you doing to ensure that the interns practice responsible behavior? (the interns sign a statement indicating their understanding of expectations for professional behavior, being an intern is a career-building experience so they understand the expectations).

R. Snelling: you will have to submit a site plan with documentation indicating the number of people permitted to use the property at one time, the parking areas, the bathroom, etc.

A. Francesco asked the O'Leary's to consider allowing residency for those wishing to stay in Holderness saying that they can have 7 dwellings on the 7 acres of property.

S. Woodsum asked if the rooms could be used right away as there is a demand for housing due to the coronavirus

R. Snelling: yes

2. Informational discussion for a solar array on top of the PE Center at PSU – Ted Vansant

T. Vansant: KW Management out of Nashua will build a solar array on the roof of the PE Center at PSU; a rubber membrane was installed when they fixed the roof; the array will be held in place by pavers; the panels will be at a 10 degree angle off the roof; the array should not be seen by anyone in Holderness with the possible exception of people at the Holderness School.

Questions/comments: will there be a glare off the highway? (no, because of the angle); will there be glare into aircraft? (no, there are many airports that have solar fields nearby and there has not been any reported problems); can the structure support the array? (yes, the fire marshall will review it); how will snow in the winter affect the panels? (they may be covered up, but one of the physical plant employees thought that the wind would blow the snow off the panels); what will the electricity support? (the PE Center, the rest will go to the campus).

3. Continued (from 4/21/2020 meeting) discussion on Ordinance 400.6.4.3. (Shaded wording indicates suggested changes to the ordinance.)

- a. 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.

D. Bunnell summarized signage wording that she found from 4 neighboring town websites (Meredith – animation is prohibited; Sandwich – flashing is not allowed except at the Sandwich Fair; Ashland – Planning Board has the discretion to prohibit animated signs; Moultonborough – flashing is prohibited, no LEC-type lighting is allowed.

Questions/comments: some towns have morning and evening lighting restrictions; the price of gas has to be advertised according to state law.

L. Levy will make pdf copies of the entire information that D. Bunnell collected and will email it to the Board.

The discussion will be continued at the June meeting.

4. Sub-committee report of recommendations for the Squam Lake Watershed Management Plan and the Conservation Commission Master Plan
 - a. The Board met at 5:30 to review the edits to the Natural Resources chapter and the recommendations that the sub-committee suggested.

Motion: "To accept the narrative portion of the chapter as written."

Motion: R. Snelling

Second: R. Huntoon

Discussion: The chapter was reviewed, all agreed on the chapter without edits.

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

Motion: "To accept the recommendation section as amended."

Motion: C. Lehner

Second: A. Francesco

Discussion: Three edits were suggested and approved.

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

A public hearing will be included in the June meeting. It was suggested that the original writers of the chapter be invited to the meeting.

5. Next Meeting - Tuesday, June 16, 2020 at 6:30PM

CORRESPONDENCE: None

ADJOURNMENT: At 8:53 P.M. the following motion was made.

Motion: "To adjourn."

Motion: C. Lehner

Second: A. Francesco

Discussion: None

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

Respectfully submitted,

Linda S. Levy
Land Use Boards Assistant