

TOWN OF HOLDERNESS
Planning Board
Meeting Minutes: August 18, 2020

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

ROLL CALL OF MEMBERS:

Members Present:

Robert Snelling, Chairman	Angi Francesco, Vice Chairman	Donna Bunnell, Secretary
Ronald Huntoon, Member	Carl Lehner, Member	Louis Pare, Member
Peter Francesco, Ex-Officio	Janet Cocchiaro, Alternate (<i>non-voting</i>)	

Note: A. Francesco indicated she was not alone.

Members not present:

Staff Present: Nancy Decoteau, Landuse Board Assistant

Others Present:

Phillip Bennett	Francis D. Parisi, Esq., Attorney, Parisi Law Associates, P.C.
Bill Nesheim	Kevin Barrett Guy Reynolds

APPROVAL OF MINUTES: July 21, 2020

MOTION: “To approve the minutes of July 21, 2020 as amended.”

Motion: A. Francesco

Second: R. Huntoon

Discussion: C. Lehner noted a few corrections to the list of others present, the vote totals, and adding the word “application” in reference to the NH Alteration of Terrain permit. R. Huntoon noted he did not second the motion made prior to him logging into the meeting.

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

CONTINUED APPLICATIONS:

B. Snelling opened the Public Hearing for Case #19-08-18: (con’t from 5/19/2020) at 6:34pm.

Case #19-08-18: (con’t from 5/19/2020) 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 requested a continuance of the public hearing for Case #19-08-18 until the September 15, 2020 Planning Board meeting.

F. Parisi stated the application for Case #19-08-18 will be withdrawn if no appeal is filed against the approval granted for Case #20-5-5.

F. Parisi acknowledged that if any new information is to be considered at the September 15, 2020 meeting for Case #19-08-18, the new information shall be submitted on or before September 4, 2020.

B. Snelling stated that because the Planning Board requested additional information prior to 30 days of receipt of the application for Case #19-08-18 the “shot clock” did not start again until the requested information was received.

B. Snelling stated that because the requested information was not received there would be approximately 120 days remaining on the clock for that case.

F. Parisi agreed with B. Snelling that the point is mute because they anticipate withdrawing the application for Case #19-0818.

MOTION: “To continue Case #19-08-18 to September 15, 2020 with the understanding that if any new information is to be considered it shall be submitted on or before September 4, 2020.”

Motion: A. Francesco

Second: C. Lehner

Discussion: None

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

B. Snelling closed the public hearing at 6:38pm.

B. Snelling considered the following two items under Correspondence:

1. Pro Terra letter dated August 4, 202 RE: Opinion of Cost for Slope Stabilization (\$129,100.00)
2. Pro Terra letter dated August 4, 202 RE: Opinion of Cost for Removal of Monopole Tower (\$27,800.00)

B. Snelling stated it is his opinion that the numbers look reasonable and are certified by a registered engineer.

B. Snelling stated although the Board has the authority to ask for an independent contractor to validate the estimates it is his opinion that the Board can accept both estimates presented.

MOTION: “To accept the cost estimate for Slope Stabilization to be \$129,100.00 as presented in the ProTerra letter dated August 4, 2020 and the cost estimate for Removal of Monopole Tower to be \$27,800.00 as presented in the ProTerra letter dated August 4, 2020.”

Motion: C. Lehner

Second: A. Francesco

Discussion: None

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

NEW APPLICATIONS: None

OTHER BUSINESS:

1. Informational Request: G. Reynolds

G. Reynolds stated he was looking for some clarification regarding the rules/procedure of the Site Plan approval process with regard to Tax Map 029-044-000 known as “The Inn on Golden Pond”.

G. Reynolds asked regarding the permitted use in the General Residential zone: “multi-family dwellings up to 8 units in any one structure”

G. Reynolds stated the current Inn has 9 guest rooms, owner’s quarters and an apartment.

G. Reynolds stated his understanding that the Inn predates Zoning and no Site Plan is on file.

G. Reynolds asked what the process would involve to add some small cabins to the property.

A. Francesco stated when/if a Site Plan Application is submitted for the property it will have to comply with the regulations of the current Holderness Zoning Ordinance.

B. Snelling stated that anything the Board discusses at an Informational Request is non-binding.

B. Snelling stated going beyond 8 units in any one structure would likely require a Variance from the Zoning Board of Adjustment.

B. Snelling stated that adding cabins, an Airstream trailer, modular home and converting the Inn to more of a lodge would trigger the need for Site Plan Review as it would be a change in use.

B. Snelling noted that “water access” was included on the real estate listing for the property.

A. Francesco stated that people represent “water access” as the Town Beach when listing their property for sale as residents/tax payers may purchase a beach pass to access the town beach on Squam Lake.

A. Francesco clarified that people renting at the Inn or a lodge would not be allowed use of the town beach as it is for taxpayers/residents only.

G. Reynolds thanked the Board for their time.

2. Continued (from 5/19/2020 meeting) discussion on Ordinance 400.6.4.3.

B. Snelling stated that the purpose of the discussion is to get the Board to approve language to present at a Public Hearing for proposed changes to the Zoning Ordinance.

The subcommittee submitted the following for consideration:

The purpose of this article is to provide standards for the size and treatment of *signs* within the various zoning districts to protect against the detrimental impact on the visual character of the community and on transportation safety **in a manner that complements the Town’s natural environment and historic character.** *Signs* should be consistent with the goals of the Master Plan. (3/10, 3/2020)

Replace 400.6.4.3 (Illumination) with the following 2 sub sections:

400.6.4.3.1: Illumination Times. In all districts, *signs* may be illuminated only between the hours of 7:00 a.m. and 10:00 p.m., or during the hours that the premises are open to the public. Non-commercial *signs* such as residential nameplate, *road*, directional, and government *signs* may remain illuminated. (3/2020).

400.6.4.3.2: Illumination Brightness. Any illumination of *signs* must comply with the Outdoor Lighting Design criteria of section 550.2. In addition, observed sign brightness must not exceed 0.3 footcandles above ambient lighting measured at a distance (in feet) equal to the square root of the area of the sign (in square feet) times one hundred (100), or the nearest residential property line, whichever is closer to the sign.

Add new section 400.6.7 to specifically address signs in the village:

400.6.7: Village District. In keeping with its historic character, no digital signs, electronic message centers (EMCs), electronic billboards, Neon, LED or similar internally illuminated signs shall be permitted in the Village section of the Commercial District.

B. Nesheim stated the proposed changes addressed the following:

- to incorporate that the Dark Sky provisions in the Zoning Ordinance apply to signs,
- to identify maximum brightness of signs
- to allow measurement of light trespass from signs
- to not allow internally illuminated signs in the village district area

C. Lehner asked regarding the measurement of the amount of light a sign gives off.

B. Nesheim explained a Foot Candle measures how much light is falling on a surface and is a unit of illuminance on a surface that is one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

B. Nesheim explained that a Nit is the scientific manner for measuring light energy being emitted from an internally illuminated sign. A Nit is a unit of luminance/brightness emitted from a luminous surface equal to one candle per square meter.

A. Francesco suggested the language include how the brightness of signs is to be measured.

Further discussion included the following:

- Identify maximum brightness allowed in Zones
- How brightness will be measured
- Address the brightness of up-lighting of signs
- Use illuminance to measure brightness rather than light trespass
- How to determine what the standard should be by measuring the brightness of an existing sign to see what different brightness levels actually look like
- To identify the accepted standard of brightness level
- Review the Dark Skies provision in the Zoning Ordinance

The sub-committee agreed to rework the language and address some of the issues discussed.

J. Cocchiaro asked if reworking the language of Section 400.6.4.3 and revising the Dark Skies provision are two separate actions.

B. Snelling clarified the Board should make a decision as to whether or not the Dark Skies provision should be reworked.

3. Next Meeting - Tuesday, September 15, 2020 at 6:30PM

P. Francesco dropped off the meeting because of poor internet service.

CORRESPONDENCE:

A Public Notice was received that a Cell Tower application is under consideration in the Town of Thornton and information regarding public hearings for the application is available on the Town of Thornton website.

ADJOURNMENT:

At 7:35pm the following motions was made:

MOTION: "To adjourn."

Motion: A. Francesco

Second: R. Huntoon

Discussion:

Motion Passes: 6-yes 0-no 0-abstention 1-absent (P. Francesco signed off of the meeting)

Respectfully submitted,

Nancy Decoteau, Land Use Boards Assistant