

TOWN OF HOLDERNESS
Planning Board
Meeting Minutes: November 17, 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
Carl Lehner, Member	Louis Pare, Member	Ronald Huntoon, Member
Peter Francesco, Ex-Officio	Janet Cocchiaro, Alternate (<i>non-voting</i>)	

Staff Present: Nancy Decoteau, Landuse Board Assistant

Others Present: Bill Nesheim John Landry, FA Crane

B. Snelling stated all seven members are present so J. Cocchiaro will be non-voting.

APPROVAL OF MINUTES: October 20, 2020

MOTION: "To approve the minutes of October 20, 2020 as presented."

Motion: C. Lehner

Second: D. Bunnell

Discussion: None

Motion Passes: 6 - YES 0 - NO 1-abstention (R. Huntoon)

CONTINUED APPLICATIONS: None

NEW APPLICATIONS: None

PUBLIC HEARING:

PROPOSED ZONING AMENDMENT: Section 400.6.4 General Provisions for Signs

B. Snelling opened the Public Hearing at 6:35pm to consider the PROPOSED ZONING AMENDMENT: Section 400.6.4 General Provisions for Signs as follows:

Add the following definition:

Luminosity: a measure of the perceived brightness of a lit object. For the purposes of the Ordinance the values used shall be the manufacturers rated maximum nightie luminosity of an internally lit sign when available, or the measured average luminosity of the lit area of the sign otherwise, in units of candelas per square meter (cd/m²)

Replace 400.6.4.3 (Illumination) with the following 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, sign luminosity between dusk and dawn must not exceed 100 cd/m² in the Commercial District (CD), 40 cd/m² in the General Residential District or 20 cd/m² in the Rural Residential District.

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

400.6.7: Village Area of the Commercial 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.

D. Bunnell thanked B. Nesheim for the work he put in doing research and drafting language for the amendment.

B. Snelling stated the word “nightie” in the definition of Luminosity should be “night”.

C. Lehner stated the “manufacturers” in the definition of Luminosity should be “manufacturer’s”.

J. Cocchiaro asked if the proposed amendment will apply to existing signage.

B. Snelling stated the amendment will not apply to existing internally lit signs.

A. Francesco stated that if current internally lit signs were to fail, they would be allowed to replace it in kind, but would not be permitted to expand what existed.

P. Francesco stated that if an existing internally lit sign was turned off/not used for a period of one year it would not be permitted to be replaced in kind, and any “replacement” of said sign would need to comply with the amendment.

MOTION: “To approve the PROPOSED ZONING AMENDMENT: Section 400.6.4 General Provisions for Signs.”

Motion: R. Huntoon

Second: A. Francesco

Discussion: Two typos in the full text posted for the Public Hearing were made:

1. changing “nightie” to “night” in the definition of Luminosity and
2. changing “manufacturers” to “manufacturer’s” in the definition of Luminosity

Motion Passes: 7 - YES 0 - NO 0-abstention

OTHER BUSINESS:

1. Determination of Regional Impact:

B. Snelling stated the discussion is not a Public Hearing on the merits of the application submitted by FA Crane but rather a discussion to determine whether an application is of Regional Impact or not.

J. Landry represented FA Crane and discussed the aspects of the proposal with Board members.

The following information was included in the discussion:

- The project is to build a maintenance facility on Tax Map 210-008-001.
- The project location is in close proximity to the Campton town line on NH Rt. 175.
- Approximately 180,000 cu. yards of material will need to be moved offsite.
- The duration of the removal of the 180,000 cu. yards of material could take 1 – 8 years as it depends on demand for the material.
- 180,000 cubic yards is roughly 12,000 dump truck loads of material (average 12 – 15 cubic yard/load).
- The project is unique in that it requires an Excavation Permit to prepare a building site for the proposed maintenance facility.
- Approximately a 3-acre area will be disturbed.
- In 2019 FA Crane was notified that the excavation activity on Tax Map 210-008-001 was not in compliance with Town regulations so there has been no excavation on site since then.

- The Alteration of Terrain permit AoT-1701 was issued for the proposal and part of the review process for that permit included looking at surface water quality standards, storm water practices as well as consideration for wetlands permitting.

B. Snelling stated the proposal could be considered to have regional impact because of the potential impact on traffic and the close proximity to the Campton town line.

A. Francesco stated the proposal is in close proximity to the Campton Town line, 12,000 truck loads would have an impact on transit (given there is a possibility of it being done in a 1-year period) and consideration should also be given to anticipated emissions such as noise and smoke.

MOTION: “To make the determination that the Excavation Permit Application submitted by FA Crane Holdings, LLC to remove sand from Tax Map 210-008-001 and construct a maintenance facility is of regional impact to the Towns of Campton and Plymouth.”

Motion: B. Snelling

Second: C. Lehner

Discussion: None

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

2. FY 21/22 Budget Request:

B. Snelling passed along the recommendations from M. Capone regarding the budget request for FY21/22.

Motion: “To submit the following request for FY21/22 as recommended:

4191-370 Training	\$ 400.00
4191-371 Travel	\$ 200.00
4191-390 Other Professional Services	\$ 1,000.00
4191-510 Advertising/Public Notice	\$ 1,050.00
4191-620 Office Supplies	\$ 100.00
4191-625 Postage	\$ 1,100.00
4191-670 Books/Periodicals	\$ 250.00

Motion: B. Snelling

Second: C. Lehner

Discussion: None

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

3. Solar Regulations:

B. Snelling led the Board in a discussion regarding developing regulations relative to Solar Panels in the Town of Holderness.

The following ideas/concepts were included in the discussion:

- Is it a right to power your home with solar
- There are two main categories: residential and commercial
- Building permit or site plan review required for approval
- Ground mounted – is it a structure do setback requirements apply
- Height regulation
- How to calculate lot coverage –
- Ground mounted/Roof mounted allowed/disallowed per zoning districts
- Size limits Wattage limits Allowed amount of wattage per size of lot

- Power company limits to amount of wattage per parcel/home
- Guidelines should take into consideration solar power technology is changing/improving
- How regulation of solar panels may help protect the rural character of Holderness
- Limits to where/how ground mounted solar panels are placed on residential lots
- Agricultural Solar Panel arrays
- Community Solar Panel arrays
- How is the Town currently dealing with solar panel installation
- NH State Statute prohibits unreasonable regulation of solar power
- Site Plan review for solar power projects that are not residential in nature
- Non-residential / Commercial use may need to be regulated
- Calculation of the impervious area of solar panels will be a consideration
- Commercial sized solar units in residential areas

B. Snelling suggested he can work with N. Decoteau to begin drafting language to regulate the use of residential solar panels.

J. Cocchiaro stated she would contact Sandra Jones and ask that she, or someone from her office be present at the next Planning Board meeting.

J. Cocchiaro suggested that Ted Vansant might also be someone to provide valuable input to the discussion.

4. Next Meeting - Tuesday, December 15, 2020 at 6:30PM

CORRESPONDENCE:

N. Decoteau noted that the Zoning Board of Adjustment members suggested the Planning Board look into the regulation of Political signs as they were concerned about the following:

1. the size,
2. the use of inappropriate language, and
3. the period of time the signs were up.

ADJOURNMENT:

At 8:30pm the following motions was made:

MOTION: "To adjourn."

Motion: B. Snelling

Second: A. Francesco

Discussion: None

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

Respectfully submitted,

Nancy Decoteau, Land Use Boards Assistant