

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: June 15, 2021

A. Francesco called the meeting to order at 5:30PM.

ROLL CALL OF MEMBERS:

Members Present: Angi Francesco, Chair Janet Cocchiaro, Member
Carl Lehner, Acting Secretary Ronald Huntoon, Member Bill Nesheim, Member
Peter Francesco, Ex-Officio (arrived 5:35pm)

Members Not Present: Louis Pare, Member

Staff Present: N. Decoteau, Landuse Board Assistant

Others Present:

Jim Hambrook	Bill Dailey	Nancy Dailey
Elizabeth Fernandez	Peter Hiam	Helen Hiam

APPROVAL OF MINUTES:

MOTION: "To approve the minutes of May 18, 2021 as amended."

Motion: B. Nesheim

Second: J. Cocchiaro

Discussion:

A. Francesco stated the word "Commission" should be added to "ask the Conservation to comment" on Pg. 7

C. Lehner stated "rip-wrapped" should be "rip-rapped" on Pg.3

C. Lehner stated "site lines" should be "sight lines" on Pg. 3.

Motion Passed: 5 – Yes 0 – No (P. Francesco not present at time of vote.)

A. Francesco opened the Public Hearing for the following Case at 5:30pm:

Case #21-06-08: Application submitted by James M. Hambrook, LLS as agent for property owners Elizabeth Vance Fernandez, et al. to subdivide into two parcels property identified as Tax Map 231-015-000 located at 65 Mooney Point Road in the General Residential District.

J. Hambrook provided the following information:

- Parcel is on the north side of Mooney Point Road
- 7.01ac parcel being subdivided into 2 lots: New Lot 15.1, 4.14ac and Residual Lot 15, 2.87ac.
- Lot 15 has existing house and garage
- Wetlands and high intensity soils map submitted – done by wetlands and soil scientist Greg Howard
- Test pits data sheets done by Tony Randall
- NH State subdivision approval has been received
- Existing parcel has 1122ft frontage on private way, Mooney Point Road
- Both lots meet the requirements for subdivision
- Wetlands and bare/shallow ledge areas designated as NP/not possible are not included in the lot size calculation

A. Francesco asked the board if they had any questions.

J. Cocchiaro asked if further development is planned for Lot 15.

J. Hambrook stated the intention is for Lot 15.1 to be developed as a residential site.

J. Hambrook noted the buildable area of Lot 15.1 on the plan

J. Hambrook stated the intention is for Lot 15.1 to share a driveway with Lot 15.

A. Francesco asked the Board if they consider the application to be complete.

MOTION: “To accept the application for Case #21-06-08: Application submitted by James M. Hambrook, LLS as agent for property owners Elizabeth Vance Fernandez, et al. to subdivide into two parcels property identified as Tax Map 231-015-000 located at 65 Mooney Point Road in the General Residential District as complete.”

Motion: C. Lehner

Second: B. Nesheim

Discussion: Plan used: Subdivision Plan Land Owned By Elizabeth Vance Fernandez, et al. Tax Map 231 Lot 15 / 65 Mooney Point Road Dated May 2021 prepared by Hambrook Land Surveying

Motion Passed: 6 – Yes 0 – No

A. Francesco asked if there were any further questions.

C. Lehner asked regarding the fees calculation.

J. Hambrook stated 2 checks were submitted with the application: one for the fees payable to the Town and another for the LChip fees made payable to Grafton County Registry of Deeds.

P. Francesco stated the acceptable well location is shown with a 75ft radius on the plan and that the Town of Holderness regulation is that no leach field or any other septic disposal system shall be constructed or placed within 125 ft. of a well.

J. Hambrook stated the plan shows the State setback of 75ft. and that there is a note on the plan regarding the 125 ft. setback.

J. Cocchiaro asked if the septic shown on Lot 15 is existing

J. Hambrook stated it is existing.

A. Francesco provided opportunity for public input. None heard.

A. Francesco closed the public hearing at 5:45pm.

MOTION: “To approve the application for Case #21-06-08: Application submitted by James M. Hambrook, LLS as agent for property owners Elizabeth Vance Fernandez, et al. to subdivide into two parcels property identified as Tax Map 231-015-000 located at 65 Mooney Point Road in the General Residential District.”

Motion: C. Lehner

Second: B. Nesheim

Discussion: Plan used: Subdivision Plan Land Owned By Elizabeth Vance Fernandez, et al. Tax Map 231 Lot 15 / 65 Mooney Point Road Dated May 2021 prepared by Hambrook Land Surveying

Motion Passed: 6 – Yes 0 – No

J. Hambrook provided a mylar and three paper copies for board signature.

Board members participated in a discussion of general topics relative to the function of the Planning Board.

A. Francesco opened the Public Hearing for the following continued application at 6:30pm:

Continued Case #21-05-05: Application submitted by Surveyor Alan Barnard and Attorney Regina A. Nadeau as agents for property owners George W. Howard III and Austine R. Howard to subdivide 2 lots located on Lane Road and Coxboro Road in the Rural Residential and General Residential Districts identified as Tax Map 246-034-000 and 247-064-000 into 4 lots with acreages of 15.17 acres, 13.27 acres, 13.31 acres and 13.4 acres.

A. Francesco stated the applicant has withdrawn the application.

A. Francesco closed the public hearing at 6:35pm

OTHER BUSINESS:

The following items were signed by the Chair and acting secretary:

- Plans for Site Plan approval of Case# 21-04-03 – Holderness School Nordic Ski Trail Improvements
- Plans for Site Plan approval of Case# 21-04-04 – Holderness School replace turf field and new lighting
- Mylar for Subdivision approval of Case# 2106-08 Fernandez et al 2-Lot subdivision
- Mylar for Minor BLA: Siek 228-040-000 and Vornberger et al 228-039-000

A. Francesco asked Board members to review the section of the Zoning Ordinance that addresses Seasonal Conversion.

Next Meeting: July 20, 2021 beginning at 5:30pm

ADJOURNMENT:

At 6:40pm the following motion was made:

MOTION: “To adjourn.”

Motion: B. Nesheim

Second: J. Cocchiaro

Discussion: None

Motion Passed: 6 – Yes 0 – No

Respectfully submitted,

Nancy Decoteau, Land Use Boards Assistant