

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: July 20, 2021

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

ROLL CALL OF MEMBERS:

<u>Members Present:</u>	Angi Francesco, Chair	Ronald Huntoon, Member	Bill Nesheim, Member
	Louis Pare, Member	Peter Francesco, Ex-Officio	
<u>Members Not Present:</u>	Carl Lehner, Acting Secretary	Janet Cocchiaro, Member	
<u>Staff Present:</u>	N. Decoteau, Landuse Board Assistant		
<u>Others Present:</u>	Bob Maloney	Mike Salmon	

APPROVAL OF MINUTES:

MOTION: “To approve the minutes of June 15, 2021 as amended.”

Motion: B. Nesheim

Second: R. Huntoon

Discussion: P. Francesco stated the notation that the meeting was held via zoom should be removed.

Motion Passed: 4 – Yes 0 – No 1 Abstention (L. Pare was not at the June 15th meeting.)

DISCUSSION: Proposed Zoning Amendments

A. Francesco stated that the Board should begin discussion of the following three topics with regard to zoning amendments to a time when the full Board is present: 1) Solar Collection Systems 2) Fireworks 3) Seasonal Conversion

A. Francesco handed out some information regarding fireworks for the Board to review.

OTHER BUSINESS:

Lot Merger: Squam Lakes Conservation Society: 237-029-000, 237-030-000 & 237-031-000

A. Francesco asked Board members if they received/reviewed the documents regarding the lot merger.

Board members indicated they had reviewed the documents and had no questions regarding the merger.

A. Francesco asked if there were comments from the public. None heard.

MOTION: “To approve the Lot Merger for Squam Lakes Conservation Society for lots 237-029-000, 237-030-000 & 237-031-000.”

Motion: B. Nesheim

Second: R. Huntoon

Discussion: None

Motion Passed: 5 – Yes 0 – No

Informational: Map 239-044-000 in the GR District

A. Francesco stated that nothing the Board shares/states is binding in an informational discussion.

M. Salmon stated he understood.

M. Salmon stated they want to expand the use of The Inn on Golden Pond (1080 US-3) by changing the use of the restaurant to include being open to the public rather than being limited to just guests of the Inn. They would like to operate as a public breakfast restaurant for the public/community during the off-season.

A. Francesco stated that the property is located in the General Residential district and the use is allowed only by Special Exception in that district.

P. Francesco stated an application to the Zoning Board of Adjustment would be necessary to obtain approval.

A. Francesco clarified that they would make a presentation to the ZBA and not need to return to the Planning Board.

R. Huntoon encouraged the property owner to get representation to assist him with the ZBA application.

Correspondence:

The Board reviewed the Housing and Community Development Plan /June 2021

Election of Officers:

A. Francesco suggested electing a temporary secretary to sign documents at the meeting.

MOTION: "To appoint B. Nesheim as temporary secretary to sign documents in the absence of C. Lehner."

Motion: R. Huntoon

Second: L. Pare

Discussion: None

Motion Passed: 5 – Yes 0 – No

Appointment of Board Representative to LRPC

P. Francesco asked if the representative has to be a member of the Planning Board.

The Board determined to wait until they know who is eligible to fill the position.

R. Huntoon noted that he would consider being the representative to LRPC.

Authorization of Expenditure:

A. Francesco authorized the purchase of a new stamp for the Planning Board.

A. Francesco stated the next meeting is scheduled for August 17, 2021

Sign Documents:

A. Francesco and B. Nesheim signed the following documents:

1. Lot Merger form for lots 237-029-000, 237-030-000 & 237-031-000.
2. Final Plat Case# 21-05-06 BLA 222-016-000 & 222-016-001
3. Final Plat Case# 21-05-07 Subdivision for 222-014-000 (4 Lots)

B. Maloney asked that the Zoning Board be given some advanced notice regarding zoning amendments.

A. Francesco stated the Zoning Board will be kept updated on topics being considered for zoning amendments.

ADJOURNMENT:

At 6:10pm the following motion was made:

MOTION: "To adjourn."

Motion: B. Nesheim

Second: R. Huntoon

Discussion: None

Motion Passed: 5 – Yes 0 – No

Respectfully submitted,

Nancy Decoteau, Land Use Boards Assistant