

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: October 19, 2021

A. Francesco called the meeting to order at 5:31PM.

ROLL CALL OF MEMBERS:

Members Present: Angi Francesco, Chair, Carl Lehner, Acting Secretary, Bill Nesheim, Member, Ron Huntoon, Member, Janet Cocchiaro, Member, Peter Francesco, Ex-Officio

Members Not Present: Louis Pare, Member,

Staff Present: Michael Capone, Town Administrator

Others Present: Tony LeMenager, Holderness School and Will Davis, PE; Horizons Engineering, Inc.

APPROVAL OF MINUTES:

MOTION: “To approve the minutes of September 21, 2021”

Motion: R. Huntoon

Second: C. Lehner

Discussion: J. Cocchiaro asked that the minutes be amended to correct a spelling error. There were no other comments received.

Motion Passed: 6–Yes 0– No as amended.

PUBLIC HEARING:

Case #21-10-13: Site Plan Review Application submitted by Will Davis, PE; Horizons Engineering, Inc. as agent for property owned by the Holderness School identified as Tax Map 225-003-000 located at 58 Chapel Lane on the Holderness School Campus in the General Residential District.

The proposed project includes an addition along the north face of Hagerman Hall with egress stairs along the west side. The project also includes a connector access drive off the newly constructed entrance road to a small parking area located to the south of Hagerman Hall.

A. Francesco opened the Public Hearing at 5:33pm.

Mr. LeMenager provided some background and a brief overview of the project. The project includes enlarging the space with a bump out to allow for backstage movement during productions. There will be stairs added for egress.

Mr. Davis reviewed the plans and provided some additional details regarding the changes including the driveway and the parking area. Mr. LeMenager noted that the front entry will work in the same manner as before.

J. Cocchiaro asked if there were any ADA improvements included. Mr. LeMenager mentioned that the existing service entrance would be utilized for now and a ramp and other improvements including bathrooms and an elevator were planned for the future.

B. Nesheim asked about energy efficiency improvements. Mr. LeMenager noted that there would be better HVAC installed that would be more efficient and improve air handling.

A. Francesco asked about the timeline and whether there would be any added capacity in the building. Mr. LeMenager responded that they hoped to have the project completed by June of next year. He noted that there would be no increase in capacity in this phase, but there would be in a later phase with the possible addition of a balcony.

Mr. LeMenager reviewed the changes to the roofline.

J. Cocchiaro asked about drainage improvements. Mr. Davis replied that the roof runoff would go into a retention area.

There were no further questions from the Board and no members of the public present.

Motion: to accept the application as complete.

Motion: R. Huntoon

Second: B. Nesheim

Discussion: None

Motion Passed: 6 – Yes 0 – No

A. Francesco asked if there were any questions from the Board with regard to the application.

B. Nesheim asked about lighting, specifically if the area would be downlit. Mr. Davis provided cut sheets for the exterior lighting and explained that the area would be downlit.

A. Francesco asked for comments from the public. There were none.

A, Francesco closed the public hearing at 5:49PM

There were no further questions from members of the Board and there were no members of the public present.

Motion: to approve the site plan application as presented.

Motion: B. Nesheim

Second: C. Lehner

Discussion: None

Motion Passed: 6 – Yes 0 – No

DISCUSSION: Proposed Zoning Amendments

Solar Collection Systems

A. Francesco asked if the Zoning Board members had received a copy of the latest update and if any comments have been received. The Town Administrator commented that the members had received the update and no comments had been received.

A. Francesco asked that a public hearing be noticed for the November 16th meeting.

Fireworks

A. Francesco commented that she had not reviewed this and it could be taken up at a later date.

R. Huntoon mentioned that if we do come up with an ordinance it should be something with which folks could readily comply.

Seasonal Conversion

Board members discussed this topic briefly and B. Nesheim agreed to provide some updated language for consideration at a future meeting.

OTHER BUSINESS:

Correspondence: reviewed and discussed.

J. Cocchiaro asked about the next steps for the property on East Holderness Road. The Town Administrator provided an update to the Board. There was a brief discussion regarding possible site plan options depending on the plan submitted.

Next Meeting: November 16, 2021

Adjournment:

At 6:35pm the following motion was made:

MOTION: "To adjourn."

Motion: R. Huntoon

Second: B. Nesheim

Discussion: None

Motion Passed: 6– Yes 0 – No

Respectfully submitted,
Michael Capone
Town Administrator