

**TOWN OF HOLDERNESS**  
**Planning Board Meeting Minutes: November 16, 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:

Staff Present: Michael Capone, Town Administrator

Others Present: Attorney, Fran Parisi representing Vertex Towers

**APPROVAL OF MINUTES:**

**MOTION: “To approve the minutes of October 19, 2021”**

Motion: R. Huntoon

Second: B. Nesheim

Discussion: None

Motion Passed: 6–Yes    0– No

**Other Business: Attorney Fran Parisi- Vertex Towers: Discussion of access road modifications to approved cell tower site off Sebec Road.** Attorney Parisi mentioned that the engineering for the Alteration of Terrain permit had finally been completed. Based on the results of the geotechnical analysis and the ledge/boulders encountered, the road design had to be modified. The approach for the access drive would now be from the west instead of around the eastern side of the peak. The original approved slopes have been maintained and the length of the road has been reduced by 600 feet as is the length of the retaining wall. The overall amount of the disturbance will be reduced and the tower location, height and compound layout have not changed.

Attorney Parisi provided the Board members with a full set of revised plans and took questions from the Board. He was seeking an administrative approval from the Board for the plans.

C. Lehner asked how the road was shortened.

Mr. Parisi commented that they were able to reduce the number of switchbacks on the road.

A. Francesco asked Mr. Parisi if he had a copy of the old plan with him.

Mr. Parisi reviewed the old plan and explained some of the changes to the Board.

J. Cocchiaro asked if the original access point would still be the same.

Mr. Parisi indicated that it would remain unchanged.

A. Francesco asked the Board members to consider if the changes would require a new hearing or could be handled administratively.

P. Francesco asked if, given the items that have changed, would there be any impact to the application.

The consensus of the Board members was that there would be not any impact.

R. Huntoon views the changes as an overall improvement.

B. Nesheim agreed and views the request as an amendment to the existing plan.

**MOTION: To accept amended approval of site plan.**

Motion: C Lehner

Second: B. Nesheim

Discussion: None

Motion Passed: 6—Yes    0— No

Attorney Parisi noted that he will be back to the Board for further approvals as the process goes forward.

**PUBLIC HEARING: Proposed amendment to the Holderness Zoning Ordinance- Solar Collection Systems**

**A. Francesco opened the public hearing at 5:50 PM.**

There were no members of the public present to comment on the proposed change to the Zoning Ordinance.

**A. Francesco closed the public hearing at 5:52 PM**

**MOTION: To bring the proposed amendment to the Zoning Ordinance – Solar Collection Systems to Town Meeting in March of 2022.**

Motion: B. Nesheim

Second: R. Huntoon

Discussion: None

Motion Passed: 6—Yes    0— No

**Discussion: Proposed Zoning Amendments:**

**Seasonal Conversion-** the Board reviewed and discussed some draft language provided by B. Nesheim. Most of the discussion centered on whether to make a change to the language in section 700.1.3 except where section 400.14 applies.

P. Francesco thought that adding a few words to section 700.1.3 would suffice.

A. Francesco was in agreement.

The conversation continued and included discussions with regard to expansion of septic systems.

A. Francesco suggested that the simplest thing to do would be to strike the last sentence in section 700.1.3.

B. Nesheim agreed to update the language and take it up at the next meeting.

A. Francesco asked if this would impact the public hearing schedule.

The Town Administrator noted that he thought the last day to schedule a first hearing would be in early January, but he would check on it.

**Fireworks** – no discussion

**Other Business: cont.**

**Notice of lot merger map 247 lot 016 and map 247 lot 017:** signed by the Chair

**Correspondence: AoT-2045-Athletic Improvements Holderness School:** reviewed and discussed.

**2022 Meeting Schedule:** Reviewed and amended

**Possible review of zoning Definitions:** The Town Administrator advised the Board that there may be some possibility of changes to the definitions of expansion” and “living space” in the zoning ordinance based on an application currently in front of the Zoning Board.

**Next Meeting:** December 21, 2021

**Adjournment:**

At 6:30pm the following motion was made:

**MOTION: “To adjourn.”**

Motion: R. Huntoon

Second: J. Cocchiaro

Discussion: None

Motion Passed: 6– Yes    0 – No

Respectfully submitted,  
Michael Capone  
Town Administrator