

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: January 18, 2022

A. Francesco called the meeting to order at 4:02PM.

ROLL CALL OF MEMBERS:

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

Members Not Present: None

Staff Present: Michael Capone, Town Administrator

APPROVAL OF MINUTES:

A. Francesco asked for any corrections to the minutes.

MOTION: “To approve the minutes of December 21, 2022” as written.

Motion: B. Nesheim

Second: R. Huntoon

Discussion: none

Motion Passed: 6–Yes 0– No

Public Hearing- Proposed Changes to Sections 400.14 and section 700.1.3 of the Zoning Ordinance.

A. Francesco opened the public hearing at 4:03PM.

A. Francesco asked if there were any additional comments regarding the proposed changes from members of the Board. There were none.

A. Francesco asked if there were any comments regarding the proposed changes from members of the Public. There were none as there were no members of the public present at the meeting.

A. Francesco closed the public hearing at 4:06PM.

MOTION: “To place the proposed changes to the Zoning Amendment on the ballot for consideration by the voters at the first session of Town Meeting on March 8, 2022.”

Motion: P. Francesco

Second: C. Lehner

Discussion: None

Motion Passed 6-yes 0-No

OTHER BUSINESS: Eversource request for waiver from site plan under section 400.19 of the Zoning Ordinance. The Town Administrator provided some background on the topic for Planning Board members. Given the project involves the replacement of just poles and wires, it would appear to meet the definition of “Essential Services: as described in the ordinance. If the project was considered exempt from site plan under section 400.19, it would still be subject to a steep slopes review and would require a permit from the Select Board under section 500 of the zoning ordinance. The Select Board could send the information received from the applicant for review by the Conservation Commission and/or the Planning Board for their review and comment.

B. Nesheim indicated that his main concern would be with regard to the placement of poles in areas with steep slopes and the review under section 500 would most likely address the bigger concerns with the project. There was general agreement among Board members that this would be the biggest concern.

A. Francesco suggested that the Planning Board request that they be provided a copy of the material submitted to the Select Board for review and comment by the Planning Board.

P. Francesco stated that he would take that request to the Select Board.

Fireworks: A. Francesco mentioned that over the weekend there had been fireworks set off on the lake after 1AM in the morning. She noted that this was the type of event that could be regulated by the Ordinance the Board had been discussing this year. She hopes it will be considered by the Board as an amendment to the Zoning Ordinance for March of 2023.

Next Meeting: February 15, 2022 – The Town Administrator mentioned that he had been contacted regarding an application for a boundary line adjustment in the vicinity of Perkins Lane and shared a copy of the plan with those present. If the application were to be received by the 4PM deadline on January 19, 2022 it would be part of the February 15, 2022 agenda.

ADJOURNMENT:

At 4:27PM the following motion was made.

MOTION: “To adjourn.”

Motion: B. Nesheim

Second: C. Lehner

Discussion: None

Motion Passed: 6– Yes 0 – No

Respectfully submitted,

Michael Capone
Town Administrator