

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: February 15, 2022

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

ROLL CALL OF MEMBERS:

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

Members Not Present: Ron Huntoon

Staff Present: Michael Capone, Town Administrator

APPROVAL OF MINUTES: January 18, 2022

A. Francesco asked for any corrections to the minutes.

MOTION: “To approve the minutes of January 18, 2022” as written.

Motion: B. Nesheim

Second: C. Lehner

Discussion: none

Motion Passed: 5–Yes 0– No

PUBLIC HEARINGS:

Case #22-02-01: Application submitted by Alan Barnard, Agent for Judith M. Mastro January 1992 Revocable Trust, for a boundary line adjustment on property identified as Tax Map 240 Lot 013 sub lot 001 located at Perkins Lane and Tax Map 247 Lot 69 located at White Ash Road in the Rural Residential District. The adjustment will take 7 acres from the 12 acre +/- parcel at Map 240 Lot 013 Sub lot 001 and add it to the 12.1 acre +/- parcel at Map 247 Lot 069.

Alan Barnard reviewed the application with the Board and provided some additional background regarding the plans for some of the lots.

MOTION: “To accept the application as complete”

Motion: B. Nesheim

Second: C. Lehner

Discussion: none

Motion Passed: 5–Yes 0– No

There was no public present to comment on the plan.

A Francesco asked if there were any questions from the Board. There were none

MOTION: “To approve the boundary line adjustment as presented.

Motion: B. Nesheim

Second: C. Lehner

Discussion: none

Motion Passed: 5–Yes 0– No

OTHER BUSINESS: David Driscoll – conceptual Consultation – Rockywold-Deephaven Camps

A. Francesco advised Mr. Driscoll that this process was advisory only and not binding on the Board or the applicant.

Mr. Driscoll was present to review some minor changes to an area of the Camps that had previously received site plan approval from the Board. He had reviewed the changes with the Town Administrator and it was suggested that he come before the Board informally to get their thoughts on whether the changes would necessitate the preparation of a new site plan.

A pavilion had been constructed in the area next to the Ballfield, to serve as an outdoor dining area. It was going to be moved about twenty feet and raised in height. A 10X14 building was going to be constructed as a serving area for ice cream and an additional area would be set aside to accommodate a trailer that would serve as a food truck. Some minor grading would need to be done to accommodate vehicle access to the site.

B. Nesheim asked if there were sufficient septic accommodations for the trailer.

Mr. Driscoll replied that the trailer had its own tank and could be serviced by the existing dumping station.

J. Cocchiaro asked if there were adequate restrooms on site.

Mr. Driscoll replied there were bathrooms located at the ballfield.

A. Francesco noted that the addition to the existing building would be minor (10X14)

B. Nesheim noted the minimal increase in impervious surface (2000 sq. ft.)

In response to a question from Mr. Nesheim, Mr. Driscoll mentioned that there area is graveled, not paved.

The Town Administrator mentioned that he did not want to usurp the Boards authority by handling this through the building permit process given his unfamiliarity with the earlier site plan work.

The general sense of the Board was that this could go through the land use permit process and would not need a new site plan.

Mr. Driscoll thanked the Board for their time and counsel.

Next Meeting: March 15, 2022 – The Town Administrator mentioned that no applications had been received to date for next month. The deadline is February 16th. Two members indicated that they will not be available for the Meeting on March 15th. If the remaining members can attend you will have a quorum.

ADJOURNMENT:

At 6:10PM the following motion was made.

MOTION: “To adjourn.”

Motion: C. Lehner

Second: B. Nesheim

Discussion: None

Motion Passed: 5– Yes 0 – No

Respectfully submitted,

Michael Capone
Town Administrator