

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: September 21, 2021

A. Francesco called the meeting to order at 5:34PM.

ROLL CALL OF MEMBERS:

Members Present: Angi Francesco, Chair, Bill Nesheim, Member, Carl Lehner, Acting Secretary
Peter Francesco, Ex-Officio (arrived at 5:45)

Members Not Present: Ronald Huntoon, Member, Louis Pare, Member, Janet Cocchiaro, Member

Staff Present: Michael Capone, Town Administrator

Others Present: Steven Siek, Melanie Siek, April Vachon, Gardner Hall, Tony LeMenager, Nancy Steen, Kevin French and Andrew Mutty.

PRELIMINARY CONCEPTUAL CONSULTATION:

Given that a quorum was not present at the moment, the Board welcomed Steven Siek, the current owner of an 8.7acre property (974 US Rt 3) across from the Boulders Motel, for his conceptual consultation.

The Chair noted that this consultation was non-binding.

Mr. Siek mentioned that he is researching the option of purchasing a portion of the Boulders Motel property (981 US Route 3) which would require either subdivision or condominiumization. Joe Bladecki is the current property owner and would like to keep the main house and a small portion of lake frontage (thus sell the remaining 7 buildings + land).

Mr. Siek reviewed his understanding of the zoning ordinance regarding both subdivision and condominiumization of the property.

He had a number of questions for members of the Board and posed a number of different scenarios. Board members provided feedback to Mr. Siek regarding the possible challenges he would face in pursuing each option.

Mr. Siek thanked the Board for their time and their feedback.

APPROVAL OF MINUTES:

MOTION: "To approve the minutes of August 17, 2021"

Motion: B. Nesheim

Second: C. Lehner

Discussion: B. Nesheim suggested that the reference to the July 20th discussion be removed. A. Francesco asked that the reference to her asking if the Land Use Administrator was still unvaccinated be removed as the question was posed prior to the meeting being called to order. Motion Passed: 4–Yes 0– No as amended.

PUBLIC HEARING:

Case #21-09-12: 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 225-052-000 located at 30 Mount Prospect Road in the Rural Residential and General Residential Districts. The project proposes to construct a 12-bedroom dormitory building.

A. Francesco opened the Public Hearing at 6:07pm.

Mr. LeMenager provided some back ground and a brief overview of the project. A single story, twelve-room dormitory building will be constructed on existing School property. The building will utilize a crawl space foundation and be sprinklered.

A. Francesco asked if there were elevations available. Mr. LeMenager replied that he did not have them with him, but could supply them if necessary.

The Board reviewed the two waivers requested and agreed to grant them.

Motion: to accept the application as complete.

Motion: C. Lehner

Second: B. Nesheim

Discussion: None

Motion Passed: 4 – Yes 0 – No

A. Francesco asked if there were any questions from the Board with regard to the application. There were none.

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

Motion: to approve the site plan application as presented contingent on all other local, State and Federal approvals.

Motion: B. Nesheim

Second: C. Lehner

Discussion: None

Motion Passed: 4 – Yes 0 – No

PUBLIC HEARING:

Case #21-09-11: Site Plan Review Application submitted by Lewis Andrew Mutty Jr. as agent for property owned by Wolfsburg Farm LLC identified as Tax Map 251-018-000

located at 84 East Holderness Road in the Rural Residential and General Residential Districts as submitted. The project proposes two Special Events: a Vintage Bazaar and a JUX Road Tour.

A. Francesco opened the Public Hearing at 6:25pm.

Mr. Mutty provided some background on the property and the plans to ultimately have it permitted as an event center. This application was to obtain permission for the next two events planned for the property.

The Board reviewed the waivers requested and agreed to grant them.

Motion: to accept the application as complete.

Motion: B. Nesheim

Second: C. Lehner

Discussion: None

Motion Passed: 4 – Yes 0 – No

A. Francesco asked if there were any questions from the Board with regard to the application. There were none.

She commented that the Boards main concerns going forward would be with regard to parking, adequate sanitation and sufficient Police and Fire coverage for the events.

A. Francesco asked for comments from the public. Mr. Hall and Ms. Vachon spoke in favor of the application.

Motion: to approve the site plan application as presented.

Motion: B. Nesheim

Second: C. Lehner

Discussion: None

Motion Passed: 4 – Yes 0 – No

Mr. Mutty inquired about the process moving forward with regard to establishing the site as a permanent event center. It was noted that a special exception would be required from the Zoning Board of Adjustment. A full site plan review would be required by the Planning Board. There was some discussion as to what needed to be done first. The Town Administrator will follow up on the process and report back to the Board.

Informational: Kevin French-Stanley and Karen Graton and William Green and Angela Howe-Gaudet Map 239-012--- and 239-012-001.

Mr. French explained that his clients own 2 abutting lots on Howe Road and Route 175. As far as the Town is concerned, the lots have been listed, used and taxed separately for years,

however due to deed discrepancies over the years, they have also been listed as both separate and together at different times.

Mr. French had prepared a survey which he hoped to bring to the planning Board to clear the matter up once and for all. He hoped that note 2 on the plan would clear up the matter.

Mr. French took a number of questions from members of the Board. B. Nesheim asked if the intent of the exercise was to clear the title to the property. Mr. French indicated that it was.

P. Francesco was not certain why this had come to the Board when the lots are already shown separately on the tax map and taxed individually as well.

The Town Administrator suggested that if this matter were to be considered further by the Board it be done with formal notice provided to all abutters so they have a chance to comment.

A. Francesco suggested that only the fee for abutter notices be required.

Mr. French will prepare an application for submission to the Board.

DISCUSSION: Proposed Zoning Amendments

Solar Collection Systems

The Board briefly discussed comments received from Counsel with regard to the Amendment. B. Nesheim will prepare a revised draft for distribution to Planning Board with a courtesy copy to go to the Zoning Board.

Fireworks

C. Lehner had a comment with regard to permits versus conditions. Further review will be considered at a meeting where more members are present.

Seasonal Conversion

Further review will be considered at a meeting where more members are present.

OTHER BUSINESS:

1. Correspondence:
 - a) Zoning Amendment Timeline reviewed and discussed
 - b) NH AoT Eversource/ Request for More Information - reviewed
2. FY 22-23 Budget Worksheet Reviewed and discussed
3. Signature on Notice of Decision: Case# 21-06-08 Eversource- completed
4. Next Meeting: October 19, 2021

Adjournment:

At 7:35pm the following motion was made:

MOTION: "To adjourn."

Motion: C. Lehner

Second: B. Nesheim

Discussion: None

Motion Passed: 4– Yes 0 – No

Respectfully submitted,
Michael Capone
Town Administrator