

TOWN OF HOLDERNESS
Planning Board
Meeting Minutes: January 16, 2018

B. Snelling called the meeting to order at 6:30PM.

ROLL CALL OF MEMBERS:

Members Present:

Bob Snelling, Chairman Angi Francesco, Member Donna Bunnell, Secretary
Ron Huntoon, Member

Members Not Present:

Carl Lehner, Vice Chairman Louis Pare, Member John W. Laverack, Ex-Officio

Staff Present:

N. Decoteau, Admin Assistant

Others Present:

Iain MacLeod Ken Evans John McCormack Ward D'elia Cris Salomon

APPROVAL OF MINUTES:

MOTION: "To approve the minutes of November 16, 2017 as presented."

Motion: D. Bunnell

Second: R. Huntoon

Discussion: None

Motion Passed: 4 – YES, 0 – NO

MOTION: "To approve the minutes of December 21, 2017 as presented."

Motion: R. Huntoon

Second: D. Bunnell

Discussion: None

Motion Passed: 4 – YES, 0 – NO

OTHER BUSINESS:

Proposed Zoning Amendments:

B. Snelling stated that the second Public Hearing to consider the proposed Zoning Amendments was held on December 21, 2017 and that no public input was received.

MOTION: "To accept the final form of the proposed Zoning Amendments as posted for the December 21, 2017 Public Hearing."

Motion: B. Snelling

Second: D. Bunnell

Discussion: None

Motion Passed: 4 – YES, 0 – NO

Informal Discussion: W. D'Elia SD Architects / Squam Lakes Natural Science Center

B. Snelling reviewed the concept of an Informal Discussion by reading the following into the record:

“A preliminary conceptual consultation shall be limited to a description of the proposed subdivision and possibly a sketch plan and shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the applicant or the Board that statements made by Planning Board members shall not be the basis for disqualifying said members or invalidating any action taken. The Board and the applicant may discuss proposals in conceptual form only and in general terms such as desirability or types of development and proposals under the master plan. Such discussion may occur without the necessity of giving formal public notice as required under Section 5.10, but such discussion may occur only at formal meetings of the Board.”

B. Snelling summarized by stating the Planning Board will assist the applicants in moving forward with their proposal, identify the process necessary and identify any hurdles the Board would expect to be addressed in a formal application.

I. MacLeod introduced the following individuals:

- K. Evans, Squam Lakes Natural Science Center Board Member
- W. D’Elia and C. Salomon, Samyn – D’Elia Architects
- J. McCormick, Attorney for Samyn - D’Elia Architects

I. MacLeod stated that the “Holderness Inn” has long been a concern for the SLNSC and recent talks have taken place with Samyn – D’Elia Architects regarding transferring ownership of the building to them while SLNSC retains ownership of the land.

I. MacLeod stated that the proposal has challenges as it does not fit well into town regulations/ordinances.

K. Evans, SLNSC Board Member, stated transferring ownership of the Holderness Inn to Samyn – D’Elia Architects is an elegant solution to a building that continues to carry with it high costs to keep it in repair.

K. Evans stated the proposal preserves the history of the town by keeping the building in its current state as much as possible for the foreseeable future.

W. D’Elia stated it is his intent to locate the offices of Samyn – D’Elia Architects in the Holderness Inn.

W. D’Elia stated he approached SLNSC six months ago to begin discussing the possibility of purchasing the building.

W. D’Elia stated a zero-lot line purchase was discussed so that SNLC can continue to own the Kirkwood Gardens and the other land around the Holderness Inn.

J. McCormack stated the Holderness Inn is a longstanding iconic structure in the town of Holderness.

J. McCormack stated a Zero Lot Line Subdivision would convey title to the building and the land under the building to Samyn – D’Elia Architects.

J. McCormack stated the septic, parking, access and other issues relative to ownership/function of the building could be handled with easements.

J. McCormack stated that the Holderness Zoning Ordinance does not favor a Zero Lot Line subdivision and pointed out that cluster development is only permitted in residential areas in Holderness.

J. McCormack stated that if a zero lot line subdivision were proposed the Commercial district has a one acre minimum lot size, 35 ft. setback requirement, 100 ft. road frontage requirement and lot coverage ratios which would require obtaining several variances from the Zoning Board of Adjustment.

J. McCormack stated a second alternative would be for SLNSC to sell the building and lease the land under the building to Samyn – D’Elia Architects.

J. McCormack stated this is not a subdivision but rather a Site Plan Review would be necessary to address the change in use of the building.

J. McCormack stated a third solution would be to subdivide out a one acre parcel to transfer ownership of the land and building from SLNSC to Samyn – D’Elia Architects.

J. McCormack stated this is the least practical approach as the Kirkwood Gardens would be transferred as part of the one acre parcel which is something neither party wants to happen.

K. Evans stated that the Kirkwood Gardens are a valued part of the Squam Lakes Natural Science Center and they want to maintain ownership of the gardens.

A. Francesco asked why condominiumization is not an option.

J. McCormack stated that there is a minimum land requirement with making it a condominium.

B. Snelling stated that under local ordinances and state law (RSA 672.14) the idea of a Zero Lot Line transfer is considered a subdivision.

B. Snelling stated in this case the Planning Board could not approve a Zero Lot Line subdivision without the proposal going to the Zoning Board of Adjustment for several variances.

B. Snelling stated that law allows the conveyance of a building separate from the land it is on which is usually the case with mobile homes in a mobile home park.

J. McCormack stated that is similar to the idea of leasing the land under the building and transferring ownership of the building.

J. McCormack asked if the Planning Board would consider leasing the land under the building to be a subdivision.

B. Snelling stated his opinion that leasing the land would not constitute a subdivision but that a Site Plan Review would be required.

J. McCormack stated the septic, parking, access, utilities etc. could be handled with easements if the building is sold and the land is leased and that those issues would be part of a Site Plan Review.

W. D’Elia asked how the property taxes will be affected if the land is leased and the building is sold.

B. Snelling stated the taxation issues are outside of the purview of the Planning Board.

B. Snelling stated SLNSC, being a tax-exempt property, may want to check to verify how the proposal would affect their tax status.

W. D’Elia asked about converting the structure to condominiums so that the apartment on the third floor could be sold.

B. Snelling suggested that plans/ideas for the development of the building should be included in the formal Site Plan Review Application.

CORRESPONDENCE: None

NEW APPLICATIONS: None

CONTINUED APPLICATIONS: None

OTHER BUSINESS:

Sign Steep Slopes Site Plan PB Case 2017-07

B. Snelling stated the Notice of Decision for Case # 2017-07 was signed on August 21, 2017 but that there is no signed plat on file.

B. Snelling and D. Bunnell signed Sheet 1 of 3 of the "Site Plan prepared for Alison and Victor Pascarelli dated July 14, 2017".

Review Planning Board Annual Report

The Board reviewed the draft report presented and found it acceptable.

NEXT MEETING: TUESDAY, February 20, 2018 beginning at 6:30PM

ADJOURNMENT: At 7:30PM the following motion was made:

MOTION: "To adjourn."

Motion: R. Huntoon

Second: D. Bunnell

Discussion: None

Motion Passes: 4 - Yes, 0 - No

Respectfully Submitted,

Nancy Decoteau
Admin Assistant – Land Use