

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: January 2, 2024

Angi Francesco, Chair called the meeting to order at 5:00 PM

ROLL CALL OF MEMBERS:

Members Present: Angi Francesco, Chair, Bill Nesheim, Vice Chair, Clayton Titus, Member, Carl Lehner, Member, Ron Huntoon, Member

Members Absent: Peter Francesco, Ex-Officio, Christine Renzi, Alternate, Janet Cocchiaro, Secretary

Also Present: Lucinda Hannus, Land Use Assistant

The board discussed the proposed lakes and waters overlay district presented by B. Nesheim and decided that at this time to defer any adoption or further discussion until additional information and input can be gathered. The proposed overlay district will be re-introduced at a later meeting.

Zoning Ordinance

B. Nesheim indicated duplication of entries on the use table, wildlife land and recreation facility -Public. L. Hannus to correct draft ordinance. He also questioned why farm roadside stands was missing. L. Hannus to add to definition of farm accessory uses.

Section 300.4.1.6 shall be deleted in its entirety and the language for roadside farm stands be incorporated into the definition of Accessory Farming and Agricultural Activities.

Sections 300.4.1.7, 300.4.2.8, and 300.4.3.6, Lot Area is repetitive in each of the districts, remove reference within the paragraph that refers to other districts.

Need to add notation in PROD and FHD to curtail use of fertilizers and pesticides.

The members discussed the height restriction of 35' that only applies to residential structures and feel that they should speak with ZBA about application of a non-residential structure height restriction exempting agricultural structures.

Road Standards

B. Nesheim discussed that several sections appear to be more akin to being in the subdivision regulations rather than a specific road standard for construction. Section 2 layout, subparagraphs A, B, and C while subparagraph D, Road Classification definitions should remain.

Page 5 suggest remove paragraph 11. Application Technical Review

Page 6 would like to add protection for "public waters".

Need to add language referring to "legacy roads" and the desire to have acceptance by the town at a time other than subdivision construction completion.

B. Nesheim has volunteered to go through the document and make edits to bring back to the board. Would like input from C. Titus on inspection requirements, as-builts and revision sign offs.

Fireworks Ordinance

