

**TOWN OF HOLDERNESS
PLANNING BOARD
Tuesday,
September 17, 2019 6:30PM**

MINUTES

CALL TO ORDER: R. Snelling called the meeting to order at 6:30.

ROLL CALL OF MEMBERS:

Members Present: Robert Snelling, Chairman; Carl Lehner, Vice Chairman; Donna Bunnell, Secretary; Angi Francesco, Member; Ronald Huntoon, Member; Janet Cocchiaro, Alternate; Peter Francesco, Ex-Officio

Members Not Present: Louis Pare, Member

Staff Present: Linda Levy, Land Use Board Assistant; Michael Capone, Town Administrator

Others Present: Robert Epp, Will Crawford, Carole Felton, Tom Armstrong, Aaron Smith, Lawa Smith, Busaba Karnatakosol, Don Latulippe, Mario Focareto, Kent Brown, Frank Yerkes, Casey Hixon

APPROVAL OF MINUTES: The draft of the minutes of the July 16, 2019 was reviewed and edited.

Motion: "To accept the minutes as edited."

Motion: A. Francesco

Second: D. Bunnell

Discussion: None

Motion Passes: 7-yes 0-no 0-abstention 1-absent

R. Snelling: Asked that the audience identify themselves when they get up to speak.

CONTINUED APPLICATIONS: None

NEW APPLICATIONS:

Case #19-08-15: Property owners James C. Sanford and Jean L. Doyle of Perkins Lane, tax maps 240-023-000 and 240-024-000, request a lot merger so that lot 240-023-000 (.19 acres) merges with lot 240-024-000 (12.14 acres) to create one lot equaling 12.33 acres.

Neither of the applicants were present; the \$16.50 fee had not yet been paid. The case will be continued at the October 15, 2019 Planning Board meeting.

Case #19-08-16: Application submitted by Kent Brown as Agent for Don Latulippe who owns property at 799 NH Rt. 175, identified as tax map 227-011-000, to subdivide 68.6 acres of property into 13 lots located in the General Residential District, in accordance with the Town of Holderness Subdivision Regulations.

B. Snelling shared an obligation to discuss, and make a determination on, the regional impact of this case stating that the determination must be made before the public hearing could be opened. He read from the applicable parts of the Review of Developments of Regional Impact Section 36:54 document.

He asked the Board if they felt that the proposal impacted the Town of Ashland because of the proximity of some of the lots to the Ashland Town Line. The Board asked questions about the driveways on lots 11 and 12 (they share the driveway) and if any of the properties were in Ashland (all lots are in Holderness). B. Snelling shared that all of the abutters had been notified.

Motion: "The development is not of regional impact."

Motion: C. Lehner

Second: A. Francesco

Discussion: None

Motion Passes: 7-yes 0-no 0-abstention 1-absent

B. Snelling opened the public hearing at 6:41.

K. Brown introduced the subdivision and answered questions about lot 13 (29 acres) in the flood plain, the other 12 lots (range from 1.3 to 7.2 acres), the steep slopes, the driveways (they are flat), the State's subdivision approval for the septic systems, the amount of land that is to be disturbed and how it was calculated (90,000 sq.ft), the need for an Alteration of Terrain (D. Latulippe is willing to see if one is needed), access to lot 13 (off Meadowview), and selling the lots (the lots cannot be sold until the road is built).

Motion: "To accept the application."

Motion: R. Snelling

Second: A. Francesco

Discussion: None

Motion Passes: 7-yes 0-no 0-abstention 1-absent

K. Brown answered questions from the public related to culverts (there will be one at the driveway on Rt. 175), if the lots will be in the deep ravine (the lots do not touch the ravine), if there will be any standing timber between lot 12 and the abutter next to that lot (it will be up to the owner of lot 12), what might be done with lot 13 (hayed, turned into fields for recreation), the impact of added homes on that part of Rt. 175 knowing the speed of the traffic in that area (suggestions included coordinate efforts to slow down traffic with the Holderness Police Department and change the passing lane to a non-passing lane), DOT approval (approval is pending), DES approval (approval has been submitted), filing for a bond for the driveway (D. Latulippe was advised to meet with the Select Board), naming the driveway (consult with the Fire Chief before naming the driveway to ensure there is no confusion with other street names).

The public hearing was closed at 7:14.

Motion: "To approve the subdivision with the conditions that we receive the disturbed terrain data (falling under the 100,000 sq.ft. requirement) and have conversation with the Select Board or the Town Administrator about the requirement for a road bond."

Motion: A. Francesco

Second: D. Bunnell

Discussion: No further discussion

Motion Passes: 7-yes 0-no 0-abstention 1-absent

Case #19-08-17: Application submitted by Frank Yerkes, LLS as Agent for Brandon Hiltz who owns property at 75 Perch Pond Rd, identified as tax map 229-003-000, to subdivide 20 acres of property into 2, 10 acres lots located in the General Residential District, in accordance with the Town of Holderness Subdivision Regulations.

The public hearing opened at 7:20.

Motion: “To accept the application.”

Motion: R. Snelling

Second: R. Huntoon

Discussion: None

Motion Passes: 7-yes 0-no 0-abstention 1-absent

F. Yerkes introduced the subdivision and answered questions about the lot sizes (1, 20 acre lot being divided into 2, 10 acre lots with a 50’ shared private driveway), test pits for the wells (shown on the plan), the amount of buildable land considering the wetlands (more than enough for 1 house on each lot), steep slopes (only to the right of Woods Rd.)

There were no questions from the public. The public hearing was closed at 7:26.

Motion: “To approve the subdivision.”

Motion: B. Snelling

Second: R. Huntoon

Discussion: No further discussion

Motion Passes: 7-yes 0-no 0-abstention 1-absent

OTHER BUSINESS:

1. Discussion on the proposed changes to Zoning Ordinance Sections 400, 500, 1000 and 1100 that were distributed at the May meeting (continued to September 17, 2019)

Motion: “To accept the proposed changes to Zoning Ordinance Sections 400, 500, 1000 and 1100 with the recommended changes.”

Motion: A. Francesco

Second: D. Bunnell

Discussion: None

Motion Passes: 7-yes 0-no 0-abstention 1-absent

2. Discussion of the proposed changes to Zoning Ordinance Sections 550, 575, and 600 for review at the September meeting (continued to October 15, 2019)
3. Discussion of the Conservation Commission Master Plan (delayed)
4. B. Snelling shared the results of the appeal from the Planning Boards decision of the Yankee Trails Motel. The Zoning Board voted to vacate the Planning Board’s decision that there was no change of

use. The Zoning Board's decision was based on the common expectation of a motel; that it is short-term residency and the application explicitly detailed long-term (up to a year) residency.

5. Next Meeting - Tuesday, October 15, 2019 at 6:30PM

CORRESPONDENCE: None

ADJOURNMENT: At 7:50 the following motion was made.

Motion: "To adjourn."

Motion: P. Francesco

Second: C. Lehner

Discussion: None

Motion Passes: 7-yes 0-no 0-absention 1-absent

Respectfully submitted,

Linda S. Levy
Land Use Boards Assistant