

TOWN OF HOLDERNESS
Planning Board Master Plan Meeting Minutes: August 4, 2026

Bill Nesheim, Vice-Chair called the meeting to order at 5:00 PM

ROLL CALL OF MEMBERS:

Members Present: Bill Nesheim, Brian O'Connell, Angi Francesco, Peter Francesco, J. Gilchrist, Janet Cocchiaro, and Michael Salmon

Members Absent: Ron Huntoon, and Clayton Titus

Present: Tara Bamford, Planning Consultant, Shanna Saunders LRPC

The chair elevated M. Salmon to full membership for this meeting.

NEW BUSINESS:

Deferred approval of minutes till regular August 18th meeting.

T. Bamford introduced herself and began the discussion on the Land Use chapter of the master plan.

B. Nesheim indicated that the map of conservation land acquisitions and changes appears to be very outdated and needs to be updated.

T. Bamford indicated it was from the town's GIS site and was not aware of the date of the data it contained. S. Saunders indicated that the line item for updating maps in the budget has closed.

C. Hannus indicated she will inquire of the town's mapping consultant what was the date and when that particular layer was created.

B. Nesheim stated he would like to see that the map state that it is current through a certain date and that additional areas have been added.

The board and consultant discussed the surface water paragraphs and would like to see more emphasis placed on existing water shed plans for Squam Lake and White Oak Pond.

T. Bamford suggested that the two commercial districts be changed to allow different uses compatible with the two distinctly different developed areas the Village area and the Rt 175 area.

She also indicated that the board may want to consider addressing the issue with the Holderness School which is only allowed as a Special Exception in the zoning ordinance because of the zone it is currently occupying. Might want to consider as a new zone allowing some businesses.

Add to the Surface waters paragraph the use of fertilizers, who would enforce additional regulations and that these suggestions would be in addition to what is required by NHDES.

A. Francesco would like to add a notation on the new NH Lake Smart Program.

Ms. Bamford has a concern with town roads, requiring escrow accounts, costs borne by applicants, covenants and responsibilities for continued maintenance.

She was also concerned with the multiple districts and overlay districts in the areas along the Pemigewasset River and that the town of N. Hampton combined them into a single district.

T. Bamford suggested that the board consider additional guidance be added to the Zoning Ordinance with regards to Special Exceptions.

The members discussed cluster housing and how the town may encourage such development.

B. Nesheim stated that the board had a lot to think about, with potential zoning updates and ordinance changes. He also stated he would like the paragraph regarding the petitioned CD change versus the Planning Board's CD zone change be reworded and will submit a memo with suggested new language.

S. Saunders stated that LRPC will start working on the Natural Resources chapter.

T. Bamford to incorporate the comments from this meeting in the Land Use and Transportation chapters and forward to LRPC.

T. Bamford reminded the board she will not be available in September and October and that LRPC will meet with the board at the next meeting to be held on September 1st., at 5:00 pm to begin the discussion on the Natural Resources chapter.

There was no other business to come before the Board, A. Francesco made a motion to adjourn, J. Cocchiaro seconded the motion, motion passed 7 – Yes 0 – No.

ADJOURNMENT: 7:00 PM

Respectfully submitted,

Lucinda M. Hannus
Land Use Assistant