

## **HOLDERNESS PLANNING BOARD**

**Meeting Minutes:** August 18, 2016

**Members Present:** Earl Hansen, Carl Lehner, Joey Tuveson, Donna Bunnell and Ron Huntoon

**Members not present:** Bob Snelling and Peter Francesco

**Staff Present:** N. Decoteau, Admin Assistant

**Others Present:** D. Driscoll, L. Mure and A. Ray

### **Call to Order:**

Chairman E. Hansen called the meeting to order at 6:37 P.M.

**Roll Call:** N. Decoteau called the roll. A quorum was present.

### **Approval of Minutes:**

**MOTION:** “To approve the Planning Board meeting minutes of July 21, 2016 as amended.”

Motion: D. Bunnell

Second: C. Lehner

Discussion: Two typos were noted:

- adding the word “a” on page 2 so the text reads, “continue to ensure a forward thinking”
- adding the word “a” on page 2 so the text reads, “there is a new house”

Motion Passes: 5 - Yes 0 - No.

### **New Applications:**

Case #2016-04, Rockywold Deephaven Camps, Inc., represented by David P. Driscoll of David Driscoll Designs, a Site Plan application for property located at 10 Bacon Road identified as Tax Map 218-009 owned by Rockywold Deephaven Camps, Inc. located in the General Residential Zoning District, in accordance with the Town of Holderness Site Plan Review Regulations. At Phase I SDS the Applicant seeks to remove and repair existing leachfields, enlarge parking area and improve access. At Cottage #6 the Applicant seeks to lift the cottage temporarily to replace piers/foundation, improve paths, and renovate and restore the cottage.

Chairman E. Hansen opened the Public Hearing at 6:37 P. M.

D. Driscoll of David Driscoll Designs asked the Planning Board if the Board members had reviewed the application.

The Board members noted they had reviewed the application.

**MOTION:** “To accept the plan titled “2016 HPB Site Plan Review” dated 07/22/2016 as complete.”

Motion: C. Lehner

Second: J. Tuveson

Discussion: None

Motion Passes: 5 - Yes 0 - No.

D. Driscoll of David Driscoll Designs presented the project for Rockywold Deephaven Camps, Inc.

D. Driscoll stated the existing leachfields at Phase I SDS would be removed and replaced and as part of doing that the parking area would be enlarged and access would be improved.

D. Driscoll stated the Haskell Cottage #6 would be lifted and temporarily supported so that the piers could be replaced and that renovations to the interior of the cabin would include reconfiguring the bathroom area.

E. Hansen asked if there was any part of the reconstruction that is going to be closer to the water than what already exists.

D. Driscoll responded that nothing will be any closer to the water.

E. Hansen noted the application refers to “phase 1” and asked if this project will have another phase.

D. Driscoll stated the septic systems were installed in phases and the one being replaced was “phase 1” and added that the present application is not phase one of a multiple phase site plan.

D. Bunnell noted that the plan shows that cars will be parking above the leachfield area.

D. Driscoll stated that the septic system is designed to allow for the cars parking over the leachfield area.

C. Lehner asked for clarification regarding the building being lifted to repair the piers.

D. Driscoll stated that they will be using building movers to perform the work necessary to lift the building enough to inspect the piers and do the necessary repairs.

E. Hansen asked if there were any questions from the public.

No comment/questions were heard from the public.

**MOTION: “To approve the Site Plan Application identified as Case #2016-04, Rockywold Deephaven Camps, Inc. as presented.”**

Motion: E. Hansen

Second: J. Tuveson

Discussion: None

Motion Passes: 5 - Yes 0 - No.

E. Hansen closed the public hearing at 6:45pm.

E. Hansen signed sheets 1 thru 4 of the plan titled “2016 HPB Site Plan Review” dated 07/22/2016.

### **Other Business:**

#### **1. Woods Road - Right-of-Way/Driveway**

L. Mure stated that she owns parcel 210-030-000 which has a driveway off of Mt. Prospect Road.

L. Mure stated that the owner of parcel 210-028-000 uses the driveway through her property to access his parcel per a Road Use Agreement referenced in both of their deeds.

L. Mure stated the owner of parcel 210-028-000 has indicated to her that he would prefer not using her driveway to access his parcel and would agree to use Prospect Woods Road instead.

L. Mure asked what the procedure would be to allow Prospect Woods Road to be used to access parcel 210-028-000.

E. Hansen reviewed a bit of the history of the subdivision of land in that area and explained how parcel 210-028-000 gained access via the driveway on parcel 210-030-000 at the time it was subdivided.

E. Hansen stated that both the driveway through parcel 210-030-000 and Prospect Woods Road were approved as driveways when the subdivisions were approved.

E. Hansen stated he was unsure as to what process should be followed to allow parcel 210-028-000 to use Prospect Woods Road to access their parcel but suggested that a request could be made to the Board of Selectmen.

## **2. Placement of new wording in Article VI of Site Plan Regulations**

The Board determined to place the newly adopted language into the Site Plan Regulations under Article VI: General Standards by placing it under D. Solid Waste Disposal Facilities and moving the existing other subheadings down.

**Adjournment:** At 7:05 P.M. the following motion was made:

**MOTION: “To adjourn.”**

Motion: E. Hansen

Second: J. Tuveson

Discussion: None

Motion Passes: 5 - Yes, 0 - No

Respectfully Submitted,

Nancy Decoteau

Admin Assistant – Land Use