

**TOWN OF HOLDERNESS**  
**Planning Board Master Plan Meeting Minutes: March 17 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, J. Gilchrist, Michael Salmon, and Clayton Titus

Members Absent: and Janet Cocchiaro Angi Francesco, Vice Chair, Ron Huntoon, Peter Francesco,

Also Present: Lucinda M. Hannus, Land Use Assistant

Present via Zoom: Shanna Saunders, Regional Planner, Lakes Region Planning Commission

**NEW BUSINESS:** The chair elevated M. Salmon to full membership to establish a quorum for this meeting.

B. Nesheim spoke to a NHDES permit notification for property on the Private section of Perkins Lane.

B. Nesheim made a motion to accept the minutes from the January 20, 2026 meeting as written, J. Gilchrist seconded the motion, motion passed 4 – Yes, 0 – No

B. O’Connell made a motion to accept the minutes of February 3, 2026 as written. B. Nesheim seconded the motion, motion passed 4 – Yes 0 – No

Clayton Titus arrived at the meeting.

B. Nesheim explained to the board that it appears that the post cards to town residents notifying them of the master plan survey were never mailed. The out-of-town property owner post cards were mailed and delivered about two weeks ago. The consultant will be pursuing a refund from the USPS due to their failure to mail the cards. There was a slight uptick in logins to the survey which may be due to the out-of-town mailing. The board and consultant agreed to extend the deadline for completing the survey until April 3, 2026. New posters and announcements to be sent and posted around town.

The board discussed changes to the land use maps, particularly the Conservation lands not being shown as “Public Land” and S. Saunders to provide a list of conservation lands that need confirmation of date of acquisition. Also relabeling Commercial – Industrial land as developed non-residential. New housing data was discussed where the consultant has identified 214 new housing units since 2005. Some may be seasonal or non-residential rather than full time dwellings.

Chapter 4 – Town Facilities & Services was discussed with the consultant indicating that they had just received comments from town department heads and only today incorporated them into the draft document. The board agreed to review the updated version and comment in time for the next meeting.

The board and consulted about the timeline for moving forward. Initially the survey results were to be ready for the April meeting but because of the mailing glitch and deadline extension the schedule has been revised, having the survey statistics hopefully with more intown responses and the most recent facilities draft for the May 19, 2026 regular meeting. This will also be the meeting to discuss the vision chapter.

June, July and August meetings to discuss the Natural Resources, Transportation and Cultural/ Historical Resources chapters.

The next Master Planning Board meeting will be held on April 21, 2026 at 5:00 PM.

B. Nesheim made a motion to recommend to the Select Board the appointment of Clayton Titus to the LRPC'S TAC (Transportation Advisory Committee). J. Gilchrist seconded the motion, motion passed 5 – Yes 0 – No.

There was no other business to come before the Board, J. Gilchrist made a motion to adjourn, C. Titus seconded the motion, motion passed 5 – Yes 0 – No.

ADJOURNMENT: 5:50 PM

Respectfully submitted,

Lucinda M. Hannus  
Land Use Assistant