

TOWN OF HOLDERNESS
Planning Board Master Plan Meeting Minutes: April 21, 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, Janet Cocchiaro, Ron Huntoon, and Clayton Titus

Members Absent: Angi Francesco, Vice Chair, Peter Francesco,

Also Present: Scott Weden, Holderness Town Administrator, Ben Evans resident

Present via Zoom: Danielle Scadova, Regional Planner, Lakes Region Planning Commission and Tara Bamforth

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

B. Nesheim made a motion to accept the minutes from the March 17, 2026 meeting as amended correcting the typo of J. Gilchrist’s name, J. Gilchrist seconded the motion, motion passed 7 – Yes, 0 – No

Tara Bamforth began the meeting by discussing the results of the survey and how they have been incorporated into the Introduction – Chapter 1.

M. Salmon is concerned with the fact that the post cards were never mailed to residents and that may be seen as an unfair presentation of the town’s wishes as only non-resident property owners received a direct notice of the survey.

Other members expressed similar concerns and questioned how to proceed.

B. Nesheim stated that the report was based on a certain set of data, and that there was money available to re-survey and felt producing a draft of the initial results and getting feed back would be the best way to move forward.

J. Cocchiaro felt that she could not place very much weight on these initial results, as we are not reaching all residents and pieces could be different when we do.

C. Titus felt it should be put to a vote on re-surveying, that asking for opinions on the initial results may skew the answers to be only the “against” that idea rather than any new ideas or thoughts.

T. Bamford felt it was a political question of resident versus non-resident concerns and the initial results were similar in pattern and she was not worried so much that they may be different in her professional opinion.

B. Nesheim stated he felt that the consensus of the board was that there was a need for more input and that to maintain credibility a re-survey and mailing to residents would address that.

B. Nesheim made a motion to re-open the survey, mail post cards first class not EDDM and then determine if there is a meaningful difference in responses. The Land Use chapter since it is heavily based on survey results would be put on hold since it is a voter driven topic.

J. Cocchiaro seconded the motion

T. Bamford and D. Scadova discussed logistics of the new mailing, it would not be the EDDM option, rather a 1st class saturation mailing, a new date; approximately three weeks from the mailing on the post card for completing the survey, and a link to the QR code mailed to approximately 1133 Holderness addresses.

Motion passed 7 – Yes 0 – No.

Discussion on Chapter 1, Introduction that may or may not change from the current draft, noted nothing surprising between the initial drop box inputs and the survey, noting concerns with parking, land preservation, water quality are all vital to character and future prosperity, education and stormwater. Also comments on zoning and cluster development. Community events, showing pride in the area and noting not a lot of negatively in responses.

B. Nesheim noted some contradictory responses such as “No new development but more restaurants”.

T. Bamford noted that it reflects what we have heard as a general review, highlighting the strong responses.

M. Salmon agreed but some of the issues have already or are already being addressed or worked on such as cell service, ambulance response, salt reduction.

C. Titus stated we should be blunt about how we are already addressing these issues.

T. Bamford would state that the town will continue to pay attention to the issues and asked if the planning board had any issues that haven't been mentioned by the survey respondents.

J. Cocchiaro stated that parking did not seem to be addressed and T. Bamford agreed that adding parking as a key concern and could be included in the transportation chapter.

Chapter 4 – Town Facilities & Services was discussed noting that the Fire Department just submitted their comments which are not reflected in this draft.

B. Nesheim would like to defer review until all comments have been incorporated.

General discussion by members on how these guidelines, support improvements and guide development.

Ended the Zoom meeting with the consultants.

The next Master Planning Board meeting will be held on May 19, 2026 at 5:00 PM.

Ben Evans wanted to inquire as to the status of the proposed cell tower and if due to changing technologies if and when it is no longer needed is there a bond in place for dismantling?

B. Nesheim stated that it was the Select Board who would be the enforcement mechanism and S. Weeden stated he would check on that status.

B. Nesheim reviewed the correspondence received noting the LRPC Annual Meeting invitation a Boundary line survey and the lot merger of the Currier property.,

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

ADJOURNMENT: 7:02 PM

Respectfully submitted,

Lucinda M. Hannus
Land Use Assistant