

THE PLANNING BOARD
TOWN OF FRANCESTOWN, NEW HAMPSHIRE

April 3, 2012
MINUTES

Planning Board Members Present: Arnold, Kunhardt, Lindgren, Tartalis, Tolman, McNeil, Camirand, Vadney and Ames.

Members of the Public Present: B. Delahanty, R. Luby, B. Nawraki, J. Perry, L. Stewart, B. Hardwick, L. Laber, P. Freese, BJCarbee, J. Papageorge, C. Danforth, P. Terry, D. Crooker, P. St. Cyr, K. St. Cyr, A. Sari.

The meeting was brought to order at 7:00 pm. Barb Martin took the minutes.

Public Hearing – Scenic Road Road Application – Pleasant Pond Rd. Case No. 12-SR-01

Notice of Public Hearing was posted in the Ledger-Transcript on Thursday, March 22, 2012 and on Tuesday, March 27, 2012.

Tartalis recuses.

Site walk was performed prior to the meeting at 6:30 pm, with all Board Members present.

G. Paige describes the location of tree removal on Pleasant Pond Road.

Open for discussion.

Motion to remove trees as marked: J. Vadney. 2nd: Camirand. See attached Notice of Decision.

Approved 7 – 0 (McNeil abstains).

Public Hearing – Site Development Application – Crotched Mountain Ski Area Case No. 12-SP-02

Notice of Public Hearing was posted in the Ledger-Transcript on Thursday, March 22, 2012 and on Tuesday, March 27, 2012. Also posted at the entrance to the Town Hall and the Post Office. Abutters were notified by certified mail on March 23, 2012.

Vadney, Lindgren, Kunhardt, McNeil recuse. Tartalis will chair.

CRC hearing was performed on March 22, 2012 at 7:00 pm. Kunhardt, Tolman, Tartalis, Stewart, and Johnson were present.

Kunhardt advises that no plan (A1) was available for the CRC. P. Terry provided board with a plan. Now complete.

A2: Type and date of survey. Board discusses if plan, as presented, is sufficient. Kunhardt suggests continue with the plan for purposes of discussion.

Kunhardt lists the deficiencies.

A3. Bar Scale. Waiver requested.

A6. Now complete.

A7. Now complete.

A8. Now complete.

A9. Now complete.

A10. Now complete.

A11. Abutters verified – now complete.

A12. Now complete.

A13. Now complete.

A14. Lot size and scale. Discussion over work being done and if acreage is necessary. Existing pylons are to be moved and additional pylons added for the proposed expansion. Arnold suggests adding acreage later and to move on with the discussion.

A16. Now complete.

A18. Incomplete. Applicant will add footnote description about steep slope conservation overlay.

A20. Now complete.

A27. Now complete.

A28. Now complete.

C2. Fees have been paid.

C6. Now complete.

A14 and A18 still outstanding/deficient.

Waivers requested by applicant:

A4. Ask for change in scale due to size of property.

A15. Listing of contiguous frontage, as it is not applicable.

A17. Set back lines not applicable.

A18. Zoning – it is clear the use is for skiing. Add footnote, no waiver.

A19. Show natural features – waive due to large size of property.

A22. Type and location of power lines. Separate plan will show this.

A24. Separate plan will show exterior lighting on slopes, etc.

A26. Not applicable.

B1. Topographical information not applicable.

B2. Soils data not applicable due to scope of project.

C3. Copy of state/federal permit will be given after project is complete.

Arnold moves to grant all waivers except A18 and C3. 2nd: Camirand. Motion carried: 5 – 0.

A14 is still deficient. Arnold moves to require add acreage to plan and add footnote #4. Ames 2nd. Motion carried: 5 – 0.

P. Terry: Crotched Mountain is seeking approval to move forward as any delays may cause the resort to be unable to open in the winter. Have done some brush clearing and removal of snow making pipe. Would like to move forward with removal of lift. P. Terry presented the board with aerial photos and proposed light & snow making locations.

B. Hardwick of Conservation Commission: ConCom recommends that the applicant hire a professional to monitor the sediment/erosion control while the work is being done.

Board discusses possible wet area and erosion control into that area.

Discussion on number of poles and footings. There will be fewer footings and poles for the new lift (longer span between poles). Will remove unused poles, but footing will remain.

Discussion of drainage and backside area.

What percentage of additional lighting?

Terry: Adding 5 acres of trail.

Arnold: there have been some complaints about the lights. Tartalis: Most complaints were around 1 ½ years ago. Hardwick: Have met with ski area about the lights. Ski area is working on it while remaining safe to the skiers.

Terry: The type of lights will be the same. Currently try to keep lighting at a minimum while remaining safe to skiers.

Larry Laber: Met with the resort about a year ago. See no change to lighting. He can walk outside around his house without light because of the mountain. He lives 1 mile away.

Tolman asks the hours of operation for the lights.

Terry advises they are on during operating hours --- until 9pm, and until 3am on Fridays & Saturdays. Also sometimes during snowmaking.

Hardwick advises that the current lease allows for all that is being discussed.

Ames would like to see more effort put forth to protect black night sky.

Terry advises shields/visors will be added to newly installed lights --- this should help with upward light.

Tartalis asks if there is sufficient water in the pond for additional snow making?

Terry: Most water is used for terrain parks. They plan on reducing terrain parks, so there should be sufficient water for expansion.

Tartalis: How much will business increase?

Terry: Hope business will grow. Crotched is in tough competition with Pats Peak and Wachusett. Believe the new lift will greatly impact business. Currently have about 100,000 skiers per year. Hope to increase that by an additional 10,000.

Arnold expresses her desire to ensure that the erosion control plan is adequate, and to minimize the impact of lighting.

Terry advises they have made a great effort to move lights to minimize impact. Have moved 40 lights per year and the lights can be moved to any angle.

Danforth: Erosion control plan and some blasting with grading to create trails. Using best plans to address any erosion and sediment issues. Measures will be implemented on an as need basis. Have used wood chips in the past to cover areas. The construction process is dynamic, he will recommend all that is necessary to protect against erosion and sediment loss.

Arnold asks what his arrangement is with Peak?

Danforth: Weekly inspections with more inspections if necessary, such as heavy rain, etc. He will be generating reports weekly.

Arnold requests that he provide the town with a copy o his reports.

Tartalis asks ConCom if there are any endangered areas. Hardwick advises there are none.

Ames: Does ConCom have any opinion on soils? Hardwick: None.

Board opens discussion to the public.

Laber: Why can't shields be put on all of the lights?

Terry: Very expensive & labor intensive.

Laber expresses his belief that the shields would help.

Discussion about what shields will and will not do.

B. Nawraki asks if lights can be pointed uphill? Terry advises it depends on the location, as skiers are heading downhill and need to be able to see.

Roger Lobi asks about the glare on Route 47. His experience has been that the resort has been very receptive to lighting issues.

Kelly Marshall: Believes the lighting issue is not a problem. She drives Rt. 47 and does not experience a problem. The lights help keep the resort viable, and are only on for three months out of the year.

P. St. Cry: He uses Rt 47 to drive oil and propane at night and does not experience a problem.

Hardwick disagrees and believes a few lights could be improved.

Carbee: Agrees with Hardwick – 3 or 4 lights could be fixed.

B. McNeil: Has no problem with the lights.

Discussion on jurisdiction and adjustments to lights. Terry advises the new lights will have shields.

Discussion is closed to the public.

Conditions for approval are discussed. Arnold suggests the following:

- * Add steep slope language on Footnote #4.

- * Submit Tramway Permit upon completion.

- *Weekly inspection reports on erosion control from Sediment Control Specialist.

With additional reports as necessary when a storm event of ½ inch of rain (or more) is expected in a 24 hour period.

- *Add acreage for Map 7, Lot 15.

Discussion on Light shields and conditions related to lighting.

- *Lift Light #1: All lights on new trail will have shields

Kunhardt points out there is a process for insuring that all conditions are met: Compliance Hearing. Conditional approval can be granted and a follow-up compliance hearing can be held.

Final Approval will be after a Compliance Hearing.

Footnote #7 must be clarified with type of survey stated.

Arnold suggests a vote after a Notice of Decision is drafted.

Board recesses while NOD is drafted.

Reconvene at 9:30 pm.

Tartalis reads the Notice of Decision. See attached Notice of Decision.

Motion to approve application and the conditions specified in the Notice of Decision:
Arnold. 2nd Tolman.

Vote: 5 – 0, motion passed.

Announcements and Communications

SWRP grants are available to clean up junk areas in town.

Procedures in place to rectify old cases and to close them.

Next meeting will be at 7:00 pm on Tuesday, April 17, 2012.

Meeting adjourned at 9:45 pm.

Respectfully Submitted,
Barb Martin