

THE PLANNING BOARD
TOWN OF FRANCESTOWN, NEW HAMPSHIRE

April 17, 2012
MINUTES

Planning Board Members Present: Arnold, Kunhardt, Tartalis, Tolman, Camirand, Johnson and Ames.

Members of the Public Include: P. Freese

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

Review of The Minutes

March 6, 2012. Motion to accept as presented, Tartalis. 2nd. Arnold.
Motion carried 3 – 0 (Ames abstains).

March 20, 2012.

Page 1, “Public Hearing” paragraph 2, change “registry deed” to “golf club deed.”

Page 1, “Public Hearing” paragraph 4, remove “Lindgren reads it and.”

Page 1: Under “Preliminary Consultation” change first sentence to read “Site walk was performed on October 23, 2011, with Planning Board and Conservation Commission present.”

Page 3 and 4, remove individual board member votes, and give totals only.

Motion to accept minutes as amended, Kunhardt. 2nd, Arnold.
Motion carried 4 – 0 (Ames and Camirand abstain).

April 3, 2012.

Add Camirand as present.

Page 1, “Public Hearing” paragraph 1, change “Tartalis abstains” to “Tartalis recuses” and create it as a new paragraph. Remove “Vadney And Tolman are alternates.”

Page 1, “Public Hearing” paragraph 5, add “See attached Notice of Decision.”

Page 3, paragraph 5, strike “...those noted as not applicable and...”

Page 3, paragraph 7, insert, “P. Terry presented the board with” before the beginning of the last sentence.

Page 3, paragraph 8, strike “only.”

Page 6, paragraph 6, insert “See attached Notice of Decision.”

Motion to accept minutes as amended, Arnold. 2nd, Tolman.

Motion carried 6 – 0.

Unfinished Business

Case #10-SD-4 (Schell, Map 6/Lot 48.3). Case is not officially closed. Board discusses what docs are missing and how to rectify.

Kunhardt spoke with Chris Northrop, principal planner of the New Hampshire Office of Energy and Planning. Kunhardt was advised that it is not appropriate to issue a Notice of Decision after a case is concluded. She was advised to review the file with the other current board members, post it as an agenda item, discuss the case at the posted meeting and vote to close it, so the matter can be recorded in the minutes.

Board discusses Case #10-SD-4 (Schell, Map 6/Lot 48.3). Application was accepted as complete on October 5, 2010. Application was approved on October 5, 2010. The file is only missing the Notice of Decision.

The applicant was proposing a 2 lot subdivision of a property identified as Tax Map 6, Lot 48-3 located at 28 Candlewood Hill Road in the Rural Zoning District, which would create one new conservation lot (a non-buildable lot) of 14.065 acres, reducing the size of the existing lot from 19.11 acres to 5.045 acres. A site walk was conducted at 6:15 pm on October 5, 2010.

The conditions were:

1. “The plan submitted to the Planning Board shall state very clearly that the lot is not a buildable lot per the decision of the Zoning Board of Adjustment, September 7, 2010.”
2. “Any plan recorded with the Registry of Deed shall state very clearly that the lot is not a buildable lot per the decision of the Zoning Board of Adjustment, September 7, 2010.”

Also see copy of the ZBA minutes of October 5, 2010.

Discussion on history of the case and why it went to the ZBA --- it was too costly to perform soil testing, and the applicant didn’t want to spend the money because the lot was going into conservation anyway. Planning Board cannot approve any case involving a non-buildable lot.

Motion to close Case #10-SD-4 (Schell, Map 6/Lot 48.3), as the board concludes that the conditions for approval have been met, Kunhardt. 2nd, Tolman.

Motion carried 7 – 0.

Case #07-SD-4 (Costello/Seroski, M2/Lot 2 & 2.3-1). Case is from November 6, 2007 and continued to November 27, 2007. Case is not officially closed, as it is missing the Notice of Decision.

Board discusses the case. Key issues were addressed. Sheet 1 of the plan was recorded, but sheet 2 was not recorded as it was un-recordable and board did not require sheet 2 to be recorded.

Purpose was to transfer 3.877 acres of Lot 2.2 to Lot 2.3-1, making Lot 2.3-1 7.4 acres and Lot 2.2 29.1 acres (after approval).

Motion to close Case #07-SD-4 (Costello/Seroski, M2/Lot 2 & 2.3-1), as the board concludes the conditions for approval have been met, Johnson. 2nd, Ames.

Motion carried 7 – 0.

Review of Planning Board Handbook

Kunhardt suggests Rule of Procedure should be updated. Board discusses various areas of concern, including housekeeping, etc. Kunhardt will draft recommended changes to Rules of Procedure.

Board discusses recording and taping of board meeting minutes and what the future requirements should be. Camirand will look into the best way to electronically record meetings.

Board discusses zoning and consolidation of conforming and non-conforming lots. Arnold will consult Town Counsel on lot consolidation ordinance and will draft the wording of such.

Larry Ames will review Site Plan Development and will review fee schedule with the assistance of Kunhardt. Board discusses fee to be recommended.

Board discusses the need for a wind power zoning ordinance, as this is an area of future impact on the community.

Review of Planning Board Handbook will be continued to the next meeting. Next meeting will be Tuesday, May 1, 2012 at 7:00 pm.

Meeting adjourned at 8:43 pm

Respectfully Submitted,
Barb Martin