

**THE PLANNING BOARD
TOWN OF FRANCESTOWN, NEW HAMPSHIRE**

August 16, 2016

MINUTES

Planning Board Members - Present: L. Ames, L. Bourbeau, L. Kunhardt, R. Lindgren, P. Tolman; Absent - A. Arnold, L. Stewart
Alternates - Present: R. Behrsing (sit for L. Stewart - meeting/hearing), H. Camirand (sit for L. Ames - hearing), B. Hardwick, ex-o alt. S. Pyle (sit for A. Arnold meeting/hearing); Absent - none.
Others Present: P. Freese, E. Behrsing, S. Heath, M. Bohnsack, B. Haubrich, R. Haubrich
L. Kunhardt is taking the minutes.

The meeting was brought to order at 6:30 pm.

P. Tolman calls Point of Order on tabled motion from 4/19/2016 relative to seating Ex-officio Alt. and entering discussion phase of same. Procedural discussion. Discussion of tabled motion. Standing Motion: P. Tolman moves to not seat S. Pyle as ex-officio alternate. Standing Second: L. Stewart. Vote: (favor) P. Tolman, L. Bourbeau (oppose) L. Ames, L. Kunhardt, R. Lindgren, S. Pyle, R. Behrsing Motion fails.

Discussion of FLT sponsors able to sit in Public Hearing. L. Kunhardt acknowledges sponsorship and ability to impartially sit. No other member acknowledges sponsorship. Limited discussion of legal requirements for recusals and method of same. Sitting on Case #16-SD-02, Todd/FLT, M3/L97, a subdivision application of a 59+/- acre parcel on Journey's End Rd. are: L. Kunhardt, P. Tolman, L. Bourbeau, R. Lindgren, S. Pyle, R. Behrsing, H. Camirand.

Completeness Review: CRC met 7/27/2016 at 6:30pm in Town Offices Lower Level meeting room and reviewed application. Deficiencies are brought to PBoard's attention. (CRC letter on file.) Rick Kohler, CWS for Todd Land Use Consultants, LLC, presents revised plan correcting deficiencies. The following deficiencies as noticed in CRC report have been met on the plan revised on 8/2/2016: A-2, A-6, A-15, A-21, A-25, A-26 (determined n/a), C-4, C-7 (determined n/a). Additional waivers submitted for B3, and B5.

Public Hearing: Motion: R. Lindgren moves to accept application for purposes of review. Second: S. Pyle. Vote: (favor) L. Kunhardt, P. Tolman, L. Bourbeau, R. Lindgren, S. Pyle, R. Behrsing, H. Camirand.

Waiver requests: **1)** Section C.1.b. - request for tape/compass survey of lots +20A. Motion: R. Lindgren moves to grant waiver. Second: S. Pyle Vote: (favor) L. Kunhardt, P. Tolman, L. Bourbeau, R. Lindgren, S. Pyle, R. Behrsing, H. Camirand. Motion carries.; **2)** Section V.K. Statement from Fire Chief Motion: S. Pyle moves to grant waiver. Second: R. Lindgren Vote: (favor) L. Kunhardt, P. Tolman, L. Bourbeau, R. Lindgren, S. Pyle, R. Behrsing, H. Camirand. Motion carries.; **3)** V.G.1 and V.G.7. - leach field area/test pit/perc. test for proposed lot 2. Motion: S. Pyle moves to grant waiver. Second: H. Camirand. Vote: (favor) L. Kunhardt, P. Tolman, L. Bourbeau, R. Lindgren, S. Pyle, R. Behrsing, H. Camirand. Motion carries. **4)** Section VI.C.1.d. - plan scale not less than 100ft/sq. in. Motion: R. Lindgren. Second: H. Camirand Vote: (favor) L. Kunhardt, P. Tolman, L. Bourbeau, R. Lindgren, S. Pyle, R. Behrsing, H. Camirand. Motion carries.

Case # 16-SD-02; Todd/FLT, M3/L97. Applicant is Todd Land Use Consultants. Owner is Francestown Land Trust. Property located at 155 Journey's End Rd. currently comprised of 59+/- acres with existing home. Proposed subdivision would result in two lots: one new lot comprised of 5.118 acres and remainder lot reduced to 54+/- acres. Rick Kohler give presentation. Affirms all facts/comments board has previously entered into record. Discusses that wetlands for proposed new lot were mapped by him onsite while remainder lot topo/wetlands were ascertained from county surveys/web/other inputs and have not been ground truthed. Discussion of easement/deeded right of way for M3/L98. Existing right-of-way is referenced on plan by Book/Page. For the new lot, the proposed property line adjacent to right-of-way will be 50ft. from existing property line along stone wall. No further questions from Board. Public invited to comment. No public comment. Noticed in Ledger Transcript on 8/4/2016. Posted in Francestown Town Offices and Francestown Post office on same date.

Motion: R. Lindgren moves to approve application as proposed with following conditions:

- 1) Receipt of letter from fire department.
- 2) Receipt of digital CAD file suitable for assessor's mapper
- 3) Set monuments on open corners
- 4) Receipt of registry and LCHIP fees

Second: S. Pyle Vote: (favor) L. Kunhardt, P. Tolman, L. Bourbeau, R. Lindgren, S. Pyle, R. Behrsing, H. Camirand. Motion carries. The proposed subdivision results in two lots: (one) a new lot comprising 5.118 acres including existing structure and (two) the remainder lot with acreage reduced to 54+/- acres. Public Hearing closed.

Public meeting resumes. L. Ames returns to board and H. Camirand steps down.

Other Business: Consultation with Mr. Anderson regarding property on Scobie Pond. Discussion of existing fee schedule regarding consultations. Motion: R. Lindgren moves to waive fee for this consultation. Second: S. Pyle Vote: (favor) L. Ames, R. Lindgren, P. Tolman, L. Bourbeau, S. Pyle, R. Behrsing (oppose) L. Kunhardt. Discussion ensues of proposed project. Board consensus is owner needs to return to the Building Inspector and acquire denied building permit then go to ZBA.

Review of Minutes: 7/19/2016 - Amend by adding date 7/13/2016 to paragraph relative to recently received Sub-com minutes. Approved as amended, L. Ames, H. Camirand and S. Pyle abstaining.

SNHPC: Update not read into record. Brief discussion of "Tiny Houses". Complete Streets meeting set for tomorrow 3pm.

Master Plan: Sub-com. - No date of next meeting.

Announcements and Communications: 1) PBoard Rules of Procedure rev. 6/2016 are distributed to members/alternates present. Will be posted to web. 2) Person looking for guidance about property on Scobie Pond. 3) Correspondence: memo from SNHPC re: Road Safety Audits; NHTOA invitation to timber law program; SFI invitation to sustainable forestry management standards program.

Review of Zoning Ordinance re: ADU's Draft submitted for board consideration relative to new NH legislation. Discussion ensues. Matter continued to future agenda.

Subdivision Regulations Review: postponed to 9/20/2016 meeting at which time proposed changes will be chosen yea/nay and final draft will be prepared for public hearing.

Next meeting: September 20, 2016 at 6:30pm
Meeting adjourned at 8:15 pm.