

**THE PLANNING BOARD
TOWN OF FRANCESTOWN
FRANCESTOWN, NEW HAMPSHIRE 03043**

NOTICE OF DECISION

CASE # 10-SP-1: Tax Map 7, Lot 1

At a Public Hearing on Tuesday, June 15th, the Frankestown Planning Board voted to approve the application of AT&T Mobility and SBA Properties for Site Development of property located on Crotched Mountain, Tax Map 7, Lot 1, with the following conditions:

1. All construction will be done according to plans approved at the June 15 public hearing, to be placed on file with the Frankestown Planning Board, unless otherwise specified in this decision:
 - a: In order to protect endangered and sensitive species, stakes and caution tape will be installed on both sides of the access road from Location A to Location B as specified on Exhibit 1 and at other appropriate locations as identified by a professional taxonomist. At no point will the travelway established between the tapes be greater than 12 feet wide.
 - b: A gate will be located as indicated on Site Plan C-2. Access (by key or code) to the gate will be given to the following Frankestown officials: Board of Selectmen, Conservation Commission, Police Department, Fire Department.
 - c: Design detail of the proposed water bars will be included on the final plats.
 - d: The landscape plan will be changed to reflect the following:
 - The site will be screened from view by the planting of spruce trees and blueberry bushes
 - Fescues will be substituted for bluegrass seed
 - Woodchips will be approximately 3 inches in depth.
 - e: All new fencing will match the existing chain-link fencing in height and style.
 - f: Existing silver SBA shed will be painted brown to match
2. A Performance Bond, in a form acceptable to the Board of Selectmen, will be given to the Town of Frankestown in the amount of one-and-a-half (1.5) times the written estimates of:
 - cost to remove the tower
 - cost to remove the bridge/timber matswritten estimates to be approved by the Planning Board.
3. All conditions placed on the 10/28/2009, 10/29/2009, 2/18/2010 Notices of Decision from the Frankestown Zoning Board are to be considered conditions of this decision.
4. Three copies of the final site development plans, with all changes specified at the June 15th public hearing and included in this notice, will be presented to the Planning Board.

THE FRANCESTOWN PLANNING BOARD

by _____
Sarah Hibbard Pyle, Vice-Chair
June 16th, 2010

cc: Applicant / Town Clerk / Board of Selectmen
ec: Planning Board members
posted at: Town Offices / Frankestown Post Office

Francestown Board of Selectmen

Meeting Minutes

June 14, 2010

The meeting being properly posted, and McAuley, Hardwick and S. Carbee present constituting a quorum, McAuley called the meeting to order at 7:00 p.m.

Public Present: Barbara Jean Carbee, Tom Anderson, Polly Freese, Lisa Bourbeau, Kitty Houghton, Betsy Wiederhold, Larry Laber and Becky Moul.

McAuley moved to authorize the Police Department to spend up to \$900 per the proposal submitted by Twin Bridge Services to replace a computer at the Police Station. S. Carbee seconded. Passed 3-0.

7:05 p.m. Larry Laber -

Mr. Laber requested an update to the Crotched Mountain Ski and Ride lighting issue. McAuley stated that it has been referred to Town Counsel.

7:10 p.m. Lisa Bourbeau -

Ms. Bourbeau stated that when the Road Agent and McAuley were at her property looking at a drainage issue, it was mentioned that the town has no road records. The Board advised her that even though there are no computerized records, each Highway employee keeps a journal that reflects their daily work.

Beach Lease Agreement -

Mr. Humphrey contacted the office to advise that it is time to renegotiate the beach agreement. McAuley moved to renew the Beach agreement for another 5-years under the existing terms. Hardwick seconded. Passed 3-0.

Beck Moul -

Ms. Moul informed the Board that Francestown was awarded the recycling award again this year. A cabinet is being made to display both awards. The Board congratulates everyone for their efforts.

Ms. Moul stated that she was under the impression that the Town had a no idling ordinance for the Police cars. Chief Bell advised that sometimes it is not possible to have the cars shut off. She stated that on Sunday morning the cruiser was at the Fire Station idling for no apparent reason.

Betsy Wiederhold stated that she read the letter from the Selectmen to Mr. Robinson and she disagreed with the wording and asked for changes. The Board agreed that Mr. Robinson presented himself to the Board and it was up to the Board to respond.

FBOS 6/14/2010 meeting minutes cont.

McAuley moved to approve the Wayne Robinson letter. S. Carbee seconded. Passed 3-0.

Polly Freese inquired about the tree removal at Oak Hill. Stating that the tree should be removed prior to September. McAuley stated that he would send another letter advising that the original date of September stands.

McAuley moved to appoint Michele Ferencsik as a Heritage Commission member. Hardwick seconded. Passed 3-0.

McAuley moved to accept the resignation of Paul St. Cyr as Emergency Management Director. Hardwick seconded. Passed 3-0.

McAuley moved to appoint William F. McAuley as Emergency Management Director. S. Carbee seconded. Passed 3-0.

McAuley moved to approve the following building permits:

Ronald Cheney

Melanie Nickerson / Robert Fossbender

David & Allison Wozmak

S. Carbee seconded. Passed 3-0.

Barbara Jean Carbee inquired if sketches were included in the applications. McAuley stated yes, except for the meter change.

McAuley moved to approve the abatement request from Francetown Conservation Commission for Tax Map 3, Lot 46. S. Carbee seconded. Passed 3-0.

Upon the recommendation of Cross Country Appraisal Group McAuley moved to grant the following abatement requests:

Jennifer & Blair Hardwick

Thorvald H. Jr. & Margaret H. Tenney

Richard K. & Catherine L. Eby

Shannon S. Turcott

Lisa A. Bourbeau

And to deny the following:

Kevin & Marjorie O'Connor

Onil Boisvert

Hardwick seconded. Passed 3-0.

FBOS 6/14/2010 meeting minutes cont.

McAuley moved to approve the yield tax warrant for Clark and Barbalatos. S. Carbee seconded. Passed 3-0.

McAuley moved to approve the check manifests for 6/1, 6/7 and 6/14/2010. Hardwick seconded. Passed 3-0.

SBA Properties (for property located on Crotched Mountain) is looking for approval from the Board of Selectmen with regard to gate location and approval of the access trail across their property to the town-owned parcel known as the old fire tower lot – this is a condition of approval from the ZBA for the cellular tower access road and tower site. Hardwick moved to approve the relocated trail as shown on the plan and to approve the location of the gate just past the US Cellular tower at the first fill site at ledges, at the choke point, as referenced on the plan, and that they allow for pedestrians to get around the gate and provide gate access via key or combination lock to Board of Selectmen, Police, Fire or any other party that has an interest. McAuley seconded. Passed 3-0.

Hardwick advised the Board that the Conservation Commission is currently working on a project to acquire fee interest for property located on 2nd NH Turnpike North and is requesting the Board's approval. A properly posted public hearing has been held. McAuley moved to approve the request of the Conservation Commission to acquire the fee interest for a portion of Tax Map 8, Lot 48 being added to Tax Map 8, Lot 46 as a lot line adjustment on behalf of the Town using money from the Conservation Fund and from an LCHIP grant in the amount of \$60,000. Additional grant funds of up to \$25,000 have been awarded to the Town for project costs from the Quabbin to Cardigan project. S. Carbee seconded. Passed 3-0.

Polly Freese stated that in 2004 the Conservation Commission and other conservation entities set a goal to conserve 2010 additional by 2010 and wanted it known that they are within 150 acres of reaching their goal.

S. Carbee noted that there are still two streetlights out along Main Street. The light at the Stewart property worked for just one day and the light at Pat Johnson's has not been fixed.

Kitty Houghton asked the Selectmen if they had reached a decision with regard to their request for abatement to their yield tax. Based on review of all the documentation and consultation with the Department of Revenue Hardwick moved to deny their abatement request. McAuley seconded. Passed 3-0.

Hardwick inquired about the status of possible building code violations that the Building Inspector was looking into for Monica Derr (kennel), Abe Philbrick (failed septic) Giza (junk yard) and Camirand. Peter will be contacted with the list to follow up on.

FBOS 6/14/2010 meeting minutes cont.

The Board unanimously agreed to turn the power on at the horse sheds immediately and leave on permanently.

McAuley moved to enter into non-public session at 8:15 p.m. under RSA 91-A:3 II (c). Hardwick seconded. Passed 3-0.

Motion made by McAuley, seconded by Hardwick to not publicly disclose the minutes, as it could be detrimental.

Motion to reconvene the public session made by McAuley, seconded by Hardwick. The Board reconvened the public session at 8:30 p.m.

Tom Anderson advised the Board that the Pacific Lodge would be merging with Milford Pacific Lodge. They will be placing the house on the market. He stated that if it does not sell, they may be approaching the Town to offer to donate the building to the Town.

The Board briefly discussed some possible changes to the letter that is currently sent with all signed intent to cuts and also sending out with building permits.

McAuley moved to adjourn, S. Carbee seconded. Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Sherry Miller