

ZONING BOARD OF ADJUSTMENT

Francestown, NH 03043

NOTICE OF DECISION

On Thursday, September 9, 2010, the Francestown Zoning Board of Adjustment met at 7:30 p.m. in the Town Offices, lower level, to consider the application by Robert Todd for a Variance on property owned by David and Patricia Schell, 28 Candlewood Hill Road, Map 6, Lot 48-3. Variance is requested to waive the requirement that lots have two buildable acres in order to permit a subdivision of existing lot into two lots. One 14 +/- acre lot (#1 as indicated on the plan submitted) will be placed in conservation easement and a statement that the lot may be used only for purposes in the conservation easement will be placed on the plan. No relief is requested for the remainder lot (#2 as indicated on the plan submitted).

The Board upon review found that the five criteria for a Variance were met and by a vote of 3-0 granted the aforementioned Variance subject to the following conditions:

- 1) The plan submitted to the Planning Board shall state very clearly that the "lot is not a building lot per the decision of the Zoning Board of Adjustment, September 9, 2010" and
- 2) Any plan recorded with the Registry of Deeds shall state very clearly that the "lot is not a building lot per the decision of the Zoning Board of Adjustment, September 9, 2010".

Charles M. Pyle, III
Vice Chairman, Zoning Board of Adjustment
September 14, 2010

Case: 10-V-3

NOTICE: ANY PERSON AGGRIEVED BY THE DECISION OF THE BOARD MAY REQUEST A REHEARING WITHIN THIRTY (30) DAYS UNDER THE PROVISIONS OF THE NEW HAMPSHIRE REVISED STATUTES ANNOTATED CHAPTER 677, SECTION 2, TO WHICH STATUTE ATTENTION IS DIRECTED FOR FURTHER REQUIREMENTS.

Fracesttown Board of Selectmen

Meeting Minutes
September 13, 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: Maureen Von Rosenvinge, Jason and Jennifer Martel, Polly Freese, Barbara Jean Carbee, Tom Anderson, Mike Petrovic, Andy Paul, Larry Laber and Police Chief Bell.

7:00 p.m. Heritage Commission –

Maureen Von Rosenvinge met with the Board to update them on the status of the projects that the Heritage Commission has been working on. Unfortunately, the Cogswell grant application was denied. They are continuously researching other grants. The Commission along with UNH Cooperative Extension Visioning forum will hold open house type meeting so that people can view the Town Hall. They requested permission to give guided tours of the upstairs. They will be sending out a mailing and would like permission to use the Town's bulk mailing permit, which the Board agreed to.

7:10 p.m. Larry Laber –

Mr. Laber met with the Board for an update to the status of the lighting issue at Crotched Mountain. McAuley stated that he had spoken with Pat Terry, GM who admitted that yes, some lights are out of line and he will be meeting with his maintenance crew to readjust. He also recognized that things did get out of hand last season regarding noise and he is addressing that issue as well. It was agreed to follow up with a letter to the Mountain if no response by next week, which will include a date that the lighting issue needs to be addressed.

7:15 p.m. Library Trustees –

Andy Paul and Paula Hunter met with the Board to discuss putting up a fence in front of the Library. Hardwick expressed concern that the drainage issues should be addressed first to be sure that it wouldn't need to be removed to fix. Hardwick stated that Henry Kunhardt is supposed to go over and look at the drainage issue and depending on the costs it may not be able to be done until next year. Overall, it was agreed that if it's felt that the left side won't be effected they could move forward.

Other Business –

The shared well between the Fire Department and the Highway Department is having issues. The Millers are scheduled to look at it.

FBOS 9/13/2010 meeting minutes cont.

Hardwick advised that there were some concerns expressed about horseback riders possibly cutting trees and or removing debris along a class 6 road (Joslin Road). She reiterated the fact that the Town has regulatory authority on any Class 6 road and it remains a public way. Therefore, the public is allowed to access and remove debris if needed without asking for landowners' permission. Hardwick also said that she had notified the board probably about a year ago that volunteers would be opening a trail through this road, and that it leads into the town forest and connects to other trails. S. Carbee suggested putting up a sign stating class 6 road not maintained, pass at own risk.

McAuley moved to approve the check manifests for 9/6 and 9/13. Hardwick seconded. Passed 3-0.

The Board agreed to send out RFB for the 2011 Landscaping agreement.

Barbara Jean Carbee inquired if the Highway Department was back to working Monday-Friday. She states that she observed the Highway trucks on the road the Friday before Labor Day. She inquired if they were being paid overtime to work on Friday's. Hardwick stated that they are not back to Monday – Friday, and that they have not been paid any overtime. McAuley will check to see why they may have been running trucks that day.

Motion to enter non-public session made by McAuley under RSA 91-A:3 II (c). The Board entered non-public session at 7:40 p.m.

Motion made by McAuley, seconded by Hardwick, to not publicly disclose the minutes because it is determined that divulgence of the information likely would affect adversely the reputation of any person other than a member of the Board.

The Board reconvened the public session at 8:00 p.m.

Hardwick inquired that since the Town requires medical cards for drivers working for highway dept., will the Town pay for them. It was agreed that yes, the Town will cover the cost.

Francetown Sand & Gravel has been hired to do the cell tower at Crotched Mountain. They would like permission to stockpile material at the top of the old chairlift so that they can use a smaller truck to take it from there to the tower as required. The Board unanimously agreed that this was fine.

Jimmy Putnam called S. Carbee to inquire if he needed a building permit to replace shingles. S. Carbee advised Mr. Putnam that he should contact Peter Hopkins, Building Inspector to see what he requires.

FBOS 9/13/2010 meeting minutes cont.

The Board reviewed the estimate received from Fimbel for the automatic door opener at the Fire Station and agreed to have the Fire Department move forward with repairs.

McAluey moved to approve the minutes of 8/30/2010 as written, S. Carbee seconded. Passed 3-0.

McAuley moved to adjourn, seconded by S. Carbee. Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Sherry Miller