

**THE PLANNING BOARD**  
**Town of Frankestown**  
**Frankestown, New Hampshire 03043**

June 16, 2009  
**PROPOSED MINUTES**

Planning Board Members Present: Bob Lindgren – Chair, Lisa Stewart, Bob Tartalis, Ben Watson, Linda Kunhardt, Larry Johnson.

Members of the Public: Betsy Hardwick - Conservation Commission Chair, BJ Carbee, Polly Freese, Dennis McKenney.

Melissa Stewart is taking the minutes.

Chairman Lindgren brought the meeting to order at 7:08pm.

**CONTINUATION OF CASE# 08-SD6 - WALDO E PALMER, MAP 6, LOT 32**

Bob Lindgren reads letter from Frankestown Road Agent - Gary Paige, dated June 1, 2009. Paige will require an 18" culvert, maintenance of the culvert by the home owner, negative pitch maintained to town road, precautions regarding run off, brush cut for 200' to achieve safe site distance. Copy of letter located in applicants file.

Applicant has changed the number of lots from 3 lots to 2 lots. Lot A will consist of 15 acres and lot B will be 41 acres.

Lot A's building envelope has been enlarged. The applicant has received input from the Fire Dept and Road Agent. Steep slopes have been delineated as requested. Erosion control for driveway – McKenney proposes that same methods be followed for this subdivision as in the prior Palmer subdivision. McKenney asks that it be adopted by reference. McKenney provides the board with the driveway plan. The Board advises McKenney that they can not accept an erosion and sediment control plan for another site, although the methods are good, they need to be applied to this particular site. The Board requests McKenney submit the sediment and erosion control plan for Lot A to the Conservation Commission for their July 6 meeting so that they can review the plan. The regs require the Conservation Commission review all sediment and erosion control plans brought before the board.

McKenney received a variance from the ZBA for the construction of a paved driveway apron within 100' of wetlands to access a proposed driveway. The applicant also received a special exception for constructing a driveway and culvert within the wetlands and Vernal Pool Conservation District.

Lindgren reads a letter from the Fire Dept Dated June 9, 2009 based off of Sept 18, 2008 plans that were provided to the Fire Chief for review. The Fire Dept did not have any additional requirements for lot A, However Chief Kullgren did requested notification from the applicant when the driveway is being constructed so that he can ensure compliance.

Kunhardt wants more detail on the entire driveway plan. Such as side profile views, grading detail, detail of the apron, and where all erosion control measures will be implemented. Also they want the turn around put on the plan at 300' intervals and want the applicant to discuss with Chief Kullgren to determine the size of the turnaround. The Board provided the applicant with the town's regulations regarding paved aprons.

Public Hearing was continued to July 7, 2009 at 7:30pm

**Preliminary Review/ Conceptual Consultation – Potential 2 – lot Subdivision of Marshall Property at 1207 Greenfield Rd.**

Raisa Marshall provides the board with a letter requesting the board rescind their decision for a lot line adjustment approved in 05'. Stewart moves to rescind the motion for the prior lot line adjustment, Kunhardt seconds the motion. (Case# 05-SD -3 approved August 16, 2005).

Marshall states that in the past Harry Murray had handled all surveying etc. however at this time Murray is unable to continue the work needed. The Marshall's have hired Ken Clinton with Meridian and he is now handling the files, he has met with Murray and Clinton plans to have plans finished by Friday. Applicant will be proposing a two lot subdivision. The front lot would be 20 acres and then a 50 acre back lot. Marshall shows the board a letter from Rene Fish from 2003, Stewart advises her that at the time of her application she would want to provide an updated letter from Rene Fish.

Kunhardt asks that the \$25.00 preliminary Consult fee be paid. Raisa Marshall submits payment.

Board reviews the plan Marshall currently has and advises Marshall that the driveway she is proposing is on a very sharp corner and she would need to provide a letter from the State giving specifications of requirements for the driveway.

Meridian asked Marshall to ask for waivers on septic etc. Board advises Marshall to include in her plan a building envelope showing a place that the lot could have a building and septic. Topography will need to be shown coming up to and on the proposed site.

Marshall thanks the board for their feedback and will be in contact with an application.

### **Review of Minutes**

June 2, 2009 – Kunhardt moved to approve as written, Johnson seconds, all in favor.

### **Technical Corrections to Francestown Subdivision Regulations**

Board corrects the grammatical changes to the Subdivision Regulations. Lisa Stewart will forward revised Subdivision and Site Plan Regulations to all PB members and Conservation Commission members. Watson will forward on to the appropriate person in charge of updating the website.

### **Any other Business to Come Before the Board**

Lindgren advises the board that the Harrington case is now before Judge Smuckler at the Hillsborough Superior Court. The Judge who originally had the case had a heart attack, so another Judge stated he would take on the case and would render a decision within 60 days.

Watson did send a request to the LGC to ask about statute on Wind Power and it has been over 2 weeks and he has not received a response to date. If he receives no response within the next few days then he will follow up with them again.

The ZBA met June 4, 2009 to hear the two Cell Tower applications. A Variance request and a Special Exception are in the process. Lindgren gives an overview of the hearing. Betsy Hardwick states that there is an easement/ownership issue that she is looking into and getting feedback from Town Counsel. The next ZBA hearing is on July 9, 2009.

Lindgren attended the New Boston Planning Board Hearing for two Cell Towers and they look like they are going to be approved. Lindgren also attended the Greenfield Cell Tower Hearing. Greenfield notified 42 towns for this meeting.

Lindgren stated that Antrim did not conduct their balloon test for the proposed tower site due to the rain.

Next meeting is July 7, 2009 at 6:30pm – Scenic Road Hearing. Meet at the site on Pleasant Pond Road.

Kunhardt sits on the PRLAC board and they reviewed the Bridge Replacement plans for the Collins Brook on Pleasant Pond Road last night. The only issue they had was the rock in the bed of the stream. They would like to see the contractor create some avenues for fish to get through the rock bed.

Tartalis moves to adjourn the meeting at 9:16pm. All in favor.

Respectfully Submitted,  
Melissa J. Stewart  
Minutes Clerk

