

THE PLANNING BOARD
Town of Francestown
Francestown, New Hampshire 03043

July 7, 2009
PROPOSED MINUTES

Planning Board Members Present: Bob Lindgren, Mike Tartalis (alt.), Lisa Stewart, Larry Johnson, Linda Kunhardt, Ben Watson.

Members of the Public: Betsy Hardwick, Polly Freese, Mike Palmer, Tom Anderson.

Ben Watson is taking the minutes.

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

Scenic Road Hearing: Pleasant Pond Road (Town of Francestown)

Prior to this public hearing, the Planning Board at 6:30 pm conducted a site inspection of the proposed tree cutting by the Town of Francestown on Pleasant Pond Road, in connection with bridge repair work being done near Collins Brook.

Tartalis reports that originally 9 trees were marked for removal, but that 2 trees have already been removed by order of the Selectmen based on exigency/public safety concerns. Of the 7 remaining marked trees, 2 are maples and 5 hemlocks.

Lindgren notes that proposed tree cutting is spread out over 150 yards or more and that large clumps of trees are not being removed. Many oaks and maples will be left to fill in the canopy, and trees left will continue to shade the brook, which is important for fish/wildlife habitat.

Selectman and Conservation Commission chair Betsy Hardwick states her opinion that cutting the designated trees will be a public benefit. Johnson concurs.

Kunhardt moves to approve the proposed tree removal. Johnson seconds. All in favor (6-0).

Review of Meeting Minutes

Deferred because Melissa Stewart, Minutes Clerk, is not present.

Announcements and Communications

1. AT&T/New Cingular Wireless has submitted plans for an alternative site to the application (Case No. 09-SP-2) for a wireless facility on Map 6, Lot 63-1. The alternate site is located on Dennison Pond Road, on property owned by Charles A. and Ria M. Pettee (Map 6, Lot 61-2).

At the request of applicant, the public hearing on Case No. 09-SP-2 was continued to Tuesday, July 21. AT&T now requests a Preliminary Review -

Conceptual Consultation on that date, before they file a new formal site development application with the Board. Lindgren schedules the consultation for 7 pm on July 21.

2. Wireless Applications Before Other Towns' Boards. Lindgren reports on Antrim Zoning Board, and reads summary of consultants' reports.

New Boston - Next PB meeting scheduled for Tuesday, July 28.

Greenfield - Next PB meeting scheduled for Monday, July 13 [balloon and crane test on proposed site (Route 31) scheduled for Saturday, July 11 at 8 am]

Antrim - Next Zoning Board meeting scheduled for Tuesday, July 14 (Planning Board meeting scheduled for Thursday, July 23).

3. Letter from Jennifer Suze, NH Granit Database. Says that the Town needs to incorporate new Flood Insurance Rate Maps (FIRM) language in our Flood Hazard Building Code Ordinance (last revised in March 2007).

Betsy Hardwick says that when the Town adopted new language in the ordinance, as per NH Office of Energy and Planning, the FEMA flood insurance rate maps were not yet available. Town boards cannot change language in the ordinance without a vote of town meeting. Selectmen will certify FEMA maps. Kunhardt volunteers to follow up with Jennifer Suze.

4. Watson announces the recent death of Harry Murray, land surveyor and former Francestown resident. Memorial service will be held Wednesday, July 8. Hardwick notes that Harry was a longtime supporter of conservation in Francestown, and donated his surveying equipment to the Conservation Commission in his will; also donations to the town's Conservation Fund are being accepted in his name.
5. Lindgren and Hardwick report on the Monday, July 6 Selectmen and Conservation Commission meetings. Attorney for SBA Properties, the owner of the wireless facility on the summit of Crotched Mountain, met with Selectmen regarding the plan for an improved access road to the facility. FCC recommended approval of a wetlands crossing, but did not favor a plan to cross/alter steep slopes near the summit.

The Francestown Zoning Board will meet on Thursday, July 9 at 7:30 pm to resume its hearing on variance and special exception applications by SBA Properties/AT&T Wireless for the cell tower site (Map 7, Lot 1).

Public Hearing (cont.): Case No. 08-SD-6 (Palmer)

Mike Palmer is present, but his land use planner, Dennis McKenney, is not.

The Board reviews the Sediment & Erosion Control Plan prepared by McKenney for the driveway over proposed Lot A.

Betsy Hardwick says that the Conservation Commission had questions concerning how McKenney arrived at the size of the culvert specified.

The Board recommends that McKenney show his plan to a certified sediment and erosion control specialist and have that person stamp and certify his plan. Similarly, the final subdivision plan should be stamped by a certified wetlands scientist.

The Board has received a letter from Fire Chief Lawrence Kullgren, which Lindgren and Tartalis read. Discussion ensues about the need for a turnout near the middle of the approximately 500-foot driveway; Kullgren does not specify this in his letter, but the Board refers to the town's Driveway Regulations and recommends that applicant show a turnaround around 300 feet up the driveway, depending on the location of wetlands and steep slope/ledge areas. Such turnaround shall be a minimum of 12 feet by 50 feet in size.

Stewart says that we need to clarify driveway standards and coordinate with the Fire Department. Watson volunteers to discuss with Chief Kullgren and give him a copy of the most recent Driveway Regulations for him to review and comment on requirements. Watson will also check with Town Clerk and Administrative Assistant to ensure that they have the most up-to-date Driveway Regulations on hand, and on the town's website.

In summary, applicant needs to address the following before Board can take further action on this subdivision:

1. Subdivision plan to be reviewed and stamped/signed by a certified wetlands scientist.
2. Sediment and erosion control plan for driveway location on proposed Lot A to be reviewed and stamped/signed by a S&EC specialist.
3. Turnout (minimum size 12'x50') should be shown on S&EC plan, located approximately 300 feet from road, in an area that will not impact wetlands and/or steep slope/ledge areas.

The public hearing is continued to Tuesday, July 21 at 8 pm.

Meeting is adjourned at 8:52 pm.

Respectfully submitted,

*Benjamin A. Watson, Secretary
July 9, 2009*