

THE PLANNING BOARD
Town of Frankestown
Frankestown, New Hampshire 03043

November 16, 2010
APPROVED MINUTES

Planning Board Members Present: Bob Lindgren – Chair, Jennifer Vadney, Ben Watson, Sarah Pyle, Bill McNeil, Mike Tartalis, and Larry Johnson.

Members of the Public: Betsy Hardwick, Polly Freese.

Melissa Stewart is taking the minutes.

Chairman Lindgren brings the Planning board meeting to order at 7:10pm.

Lindgren moves to change the wording of 2 A 26(a)(9) to read:
Impermeable surfaces including, but not limited to, driveways. Not included in this requirement are paved aprons of the minimum size required by the state or town.
Lindgren moves to bring this to a public hearing. Larry Johnson seconds, all are in favor.

Discussion regarding Open Space Ordinance. Pyle states she searched for sample ordinances regarding density bonuses. Pyle explains what the LEED group is and what LEEDS benchmarks are. Pyle states that the Town of Portsmouth offers expedited building process for builders using the LEED process. This may be something the Board wants to look into. Pyle proposes a change in Article V Open Space Development G/2,B recommends changing ten percent to five percent. The Board discusses and feels that they should leave it at 10%.

Pyle also recommends adding section E) allowing for density bonus of 5% if all structures within the proposed development are to be built by the developer and are to be US Green Building Council LEED certifiable as demonstrated by a completed LEED checklist/scorecard.

Discussion regarding putting Workforce Housing Bonus under the Open Space Development Ordinance. Board discusses a 10% density bonus. Vadney and Pyle will work together to compile and present more documentation for discussion. Pyle will send to Bart Mayer for review.

Board discusses changing Page 49 Section 2 under Inspector of Building and approval of building plans. Any building under 200sq ft will require a Zoning Permit. Watson to bring language to the next meeting and will also e-mail it to Bob Lindgren.

Board will bring all changes to the November 30th meeting at 7pm for discussion.

The Public Hearing will be scheduled for December 15, 2010 at 7pm.

Review of Minutes

Review of August 3, 2010 minutes – Lindgren moves to accept, all in favor.

Review of August 17, 2010 minutes – Pyle moves to accept, all in favor

Review of August 31, 2010 minutes - Lindgren moves to accept, all in favor, Watson abstains.

Announcements and Communications

Board discusses the issues with the SBA/Cellular construction at the top of Crotched Mountain. The Board discusses the issues and brainstorms ways to ensure this does not happen again through the approval process.

Hardwick announces that the Conservation Commission was able to close on the Chase property.

Next meeting is scheduled for November 30, 2010 @ 7pm.

Meeting was adjourned at 8:54 pm.

Respectfully Submitted,
Melissa J. Stewart