

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

November 30, 2010  
**PROPOSED MINUTES**

Planning Board Members Present: Bob Lindgren – Chair, Ben Watson, Mike Tartalis, Linda Kunhardt, Lisa Stewart, and Sarah Pyle.

Members of the Public: Betsy Hardwick.

Melissa Stewart is taking the minutes.

Chairman Lindgren brings the Planning Board meeting to order at 7:04 pm.

**Proposed Changes to the Zoning Regulations:**

The Public Hearing for Zoning changes will be held December 15, 2010 @ 7pm.

Wetland Ordinance changes:

2-A.2.6 Prohibited Uses.

(9) currently reads: Impermeable surfaces including, but not limited to paved driveways.

The Board recommends the following change: (9) Impermeable surfaces including, but not limited to, driveways. Not included in this requirement are paved aprons as required by the State or town.

The Board discusses the recommendation and language of the proposed change.

Pyle moves to accept the changes as amended and bring to Public Hearing. Watson seconds, Kunhardt, Pyle, Watson, Tartalis, Lindgren in favor, Stewart opposed.

Board discusses the addition of the density bonus regarding LEED building. Recommendation is to add e) Projects may be awarded a density bonus of five percent (5%) if all structures within the proposed development are to be built by the developer and are to be US Green Building Council LEED (Leadership in energy and Environmental Design) certifiable as demonstrated by a completed LEED checklist/scorecard.

Watson votes to approve and bring to Public Hearing, Pyle seconds, Stewart, Pyle, Watson, Tartalis, Lindgren in favor. Kunhardt opposed.

Pyle provides the board with documentation of the research regarding Density Bonus and Affordable Housing. Most towns provide a sizeable bonus for Affordable Housing. Exeter has 15% as well as tiered pricing. Pyle does not feel it's appropriate for Franconia.

Pyle provides recommended language and the Board discusses. Board would like to get input from Town Counsel and Jennifer Vadney as she is not in attendance this evening. Pyle will re-work with the Board's recommendations and provide members with copies prior to next meeting so they can review and bring input to the next meeting.

Ben Watson presents the recommended changes to the Inspector of Buildings and approval of building plans portion of the ordinance. The board makes a few changes and Watson will send them to the Board for review prior to next meeting.

Pyle moves to bring the Inspector of Building and approval of Building Plans to Public Hearing. Watson seconds. Tartalis, Kunhardt, Stewart, Pyle, Watson, Lindgren in favor.

The Board reviews the addition of the words *or yield plan*. to the end of the 1<sup>st</sup> sentence of the 1<sup>st</sup> paragraph in section 2. Density under **Article V Open Space Development**.

Watson moves to bring the yield plan change to Public Hearing. Pyle seconds. Watson, Tartalis, Kunhardt, Stewart, Pyle, Lindgren in favor.

Watson offers to post the recommendations to the website, Post Office, Library, and Selectman's office by Thursday.

### **Review of Minutes**

Review of the November 16, 2010 minutes –. Watson moves to approve, Stewart, Lindgren, Watson, Tartalis in favor. Pyle, Kunhardt abstain.

### **Announcements and Communications**

Next meeting is scheduled for December 15, 2010 @ 7pm.

Meeting was adjourned at 8:48 pm.

Respectfully Submitted,  
Melissa J. Stewart