

**THE PLANNING BOARD**  
**TOWN OF FRANCESTOWN, NEW HAMPSHIRE**

*November 1, 2011*

**MINUTES**

Planning Board Members Present: Henry Camirand, Linda Kunhardt, Bob Lindgren (Chair), Mike Tartalis, Prescott Tolman and Jennifer Vadney.

Members of the Public Present: Applicant James and Kelly Clark

Barb Martin takes the minutes.

The meeting is brought to order at 7:08 pm.

**Consultation Continuation – James Clark, Curb Cut and Driveway Placement, 2<sup>nd</sup> NH Turnpike North**

Applicant advises board they wish to use the June 2011 approved curb cut. The Francestown Fire Department will approve the driveway with the proposed design.

Kunhardt points out Plat Note 6 regarding an area that is to remain a green space.

Board discusses the implications of the driveway, the green space and the future use of Lot 3. Kunhardt notes that the driveway will materially affect, in a negative manner, the proposed usable area of Lot 3. Lindgren advises any future sale of Lot 3 by applicant will need to provide for unencumbered use of the lot.

Board further discusses the way the proposed driveway will impact Lot 3. Board discusses with the applicant alternatives to the proposed driveway by making it shallower --- less cut into Lot 3.

Applicant asks what is required to obtain a driveway permit. Board advises an exact drawing with measurements, tree cuts, etc. will be required for the Road Agent.

Tartalis asks what the furthest point of the driveway will be. Board discusses location possibilities for the driveway.

Board discusses what was discussed at the October 20, 2011 meeting.

Lindgren advises of possible notices to be posted and he will try to have them removed/cancelled, as they are no longer required.

Lindgren believes the use of the previously approved curb cut is the best solution. Kunhardt disagrees.

Applicant formally withdraws the proposed curb cut of the October 20, 2011 meeting. Applicant will revert to the common driveway, which was approved on June 21, 2011.

The applicant has paid the \$25 consultation fee.

### **Review of Minutes**

**May 3, 2011:** Motion to approve: M. Tartalis. Second: B. Lindgren. All in favor 6-0.

**October 18, 2011:** Under "Consultation - James Clark..." paragraph one: Change J. Clark to "Everett Farm, LLP, represented by J. Clark." Under "Announcements ..." paragraph four change last sentences to read: "Board agreed to a budget request of \$9,250.00, an increase of \$500. Kunhardt opposed the increase.

Motion to approve as amended: M. Tartalis. Second: B. Lindgren. Vadney recuses. All in favor 5-0.

**October 20, 2011:** Motion to approve: B. Lindgren. Second: H. Camirand. Vadney recuses. All in favor 5-0.

**October 23, 2011:** Motion to approve: B. Lindgren. Second: H. Camirand. Vadney recuses. All in favor 5-0.

**October 29, 2011:** Motion to approve: B. Lindgren. Second: H. Camirand. Vadney recuses. All in favor 5-0.

### **Other Business**

Lindgren reads letter from Matt Serge of Upton & Hatfield regarding AT & T appeal to the Hillsborough County Superior Court. On October 24, 2011, Superior Court denied appeal of cell tower decision.

Next meeting on November 15, 2011 --- Francestown Land Trust subdivision.

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,  
Barb Martin