

THE PLANNING BOARD
TOWN OF FRANCESTOWN, NEW HAMPSHIRE

November 15, 2011

MINUTES

Planning Board Members Present: Linda Kunhardt, Bob Lindgren (Chair), Mike Tartalis, Prescott Tolman, Jennifer Vadney, Lisa Stewart and Bill McNeil.

Members of the Public Present: D. Calcutt, P. Freese, A. Arnold, BJ Carbee, B. Hardwick and L. Kulgren.

Barb Martin takes the minutes.

The meeting is brought to order at 7:05 pm.

PUBLIC HEARING – Proposed Subdivision – 646 Woodward Hill Road

Subdivision request submitted by Francestown Land Trust.

Notice of Public Hearing in the November 11, 2011 Ledger and all abutters were notified.

Kunhardt performed a completeness review on October 18, 2011 and found some materials to be incomplete.

A18: Frontage totals for each lot.

Have since been added: Lot 2 = 3.39 acres Lot 1 = 3.69 acres

A23: Proper signature block not shown.

A. Arnold will have it corrected

A25: Set back lines.

Now correct.

B3: Leach fields.

Now correct.

B5: Test pit location.

Now correct.

C3: Copies of Federal and State permits.

Still deficient.

C6: Road Agent opinion.

Now in – drive site is possible.

C9: Test pit results.

Now in.

C10: Fire Department approval.

Not in yet. Francestown Land Trust is requesting a waiver to proceed. Board advises applicant they could grant a conditional approval.

Lindgren read the approved minutes from the October 29, 2011 site walk.

L. Kulgren advises the Fire Department did not have letter, as they did not have the address, lot number, etc. Will prepare letter advising the board there are no problems with the proposed plan.

Lindgren asks Conservation Commission if they have an opinion on the proposed subdivision. B. Hardwick expressed concern over the vernal pool and steep slope.

FLT is requesting a waiver to proceed with the review.

L. Stewart motion to proceed. Lindgren 2nd. All in favor 7 – 0.

L. Stewart motion to accept application as substantially complete for the purposes of review. Lindgren 2nd. All in favor 7 – 0.

D. Calcutt: Property in question was donated to FLT. Lot 1 is expected to be placed in a conservation easement, which should protect it forever. Lot 2 with the house will be sold.

Questions from the Public

BJ Carbee: Is pleased the owners donated the property. Voiced her concern over the small size of the house lot – only 3.39 acres. Believes it resembles suburban rather than rural nature. By allowing a small lot it may hinder the use of the property for something other than rural. Asked FLT if they have considered a conservation easement instead.

D. Calcutt advised the FLT board had discussed an easement. By protecting it as FLT see it, critical habitats will be protected. The plan fits with FLT's watershed interests and corridors.

What are the major points of the easement? Standard easement to protect the land with possible logging when it matures.

P. Freese: Is there anything significant on Lot 2?

Kunhardt: Steep slope offers sun spot for animals, etc.

Board discusses minimum 3 acre zoning. Stewart points out that the surrounding lots are protected, even though the house lot is only 3.39 acres.

D. Calcutt: FLT wants to protect and preserve the land. FLT also needs to move the house property (sell it). The funds from the sale will greatly benefit FLT. What FLT is requesting does meet the letter of the law.

L. Stewart makes a motion to approve with conditions:

Signature Block
Letter from Fire Department
Approval from DES

J. Vadney 2nd. All in favor 7 – 0.

BJ Carbee pointed out discussion of fees to be paid. Not in place at this time.

FLT has paid all applicable recording fees of \$55 to the Town of Francestown and \$25 to HCRD L-Chip.

Lindgren advises the Planning Board will need five copies of the top sheet and one mylar of the top sheet.

Announcements and Communications

CIP will be on January 17, 18, 24 and 25, 2012.

Review of Minutes

November 1, 2011: Change under “Other Business” last sentence “appeal of cell tower decision.”

Motion to approve as amended: L. Stewart. Second: J. Vadney. All in favor 7-0.

Next meeting December 6, 2011 to discuss possible fee changes.

The meeting was adjourned at 7:58 p.m.

Respectfully Submitted,
Barb Martin