

*THE PLANNING BOARD
Town of Frankestown
Frankestown, NH 03043*

January 4, 2011

MINUTES

Planning Board Members Present: Bob Lindgren (Chairman), Linda Kunhardt, Sarah Pyle, Larry Johnson, Ben Watson, Jennifer Vadney.

Members of the Public: Bonnie and Bob Bowes, Prescott Tollman.

Chairman Lindgren calls the meeting to order at 7:20 pm.

Public Hearing: Proposed Changes to Frankestown Zoning Ordinance

Public notice and copies of proposed ordinance changes were posted at the Post Office, Town Office, Office of Selectman, the Town Web Site (www.frankestown-nh.gov), and the Library. Published notice appeared in the *Monadnock Ledger-Transcript* on December 23, 2010.

1. Inspector of Building and Approval of Building Plans.

Board discusses the previously approved changes to the ordinance as well as other non-substantive word changes, which are reflected in the new revisions to the section (see attached).

Board discusses VI. Certification of Conformance and the relevance and correct use of the agency referred to as BOCA (now known as ICC). Board agrees to leave the use of BOCA in the ordinance.

S. Pyle moves to bring the amended section to Town Meeting. B. Lindgren seconds. Motion tabled.

Proposed Zoning Ordinance Change for Article V (Open Space Development Ordinance)

Prior to discussion, L. Kunhardt expresses concern over whether or not all of her votes are being fully reflected in the proposed changes. B. Watson clarifies to Kunhardt the use of notes placed in the proposed changes. Kunhardt is satisfied that her votes are accurately being reflected.

Board discusses f) Workforce Affordable Housing and how the proposed changes will satisfy and comply with State Law. Member of the public, Bob Bowes questions whether the change will have an actual effect on increased development of workforce housing. S. Pyle and B. Watson explain some of the dynamics involved and, though possible, will not likely effect

workforce housing in the current economic climate. However, the changes, as written, will bring the town in compliance with State Law, and will also provide for housing development in this area.

S. Pyle moves to bring the previously tabled motion of amended changes to Inspector of Building and Approval of Building Plans to Town Meeting. J. Vadney seconds. All in favor (6-0).

S. Pyle moves to take f) Workforce Affordable Housing to the voters at Town Meeting. J. Vadney seconds. Approved 4-1 (Kunhardt opposed).

Other Matters:

Bob and Bonnie Bowes of Pleasant Pond Road are in the process of requesting a lot line adjustment on their property. The Bowes query the Board on various items on the application for a lot line adjustment, as well as what they can expect during the process. Board is helpful in clarifying and explaining issues such as who should be listed as the applicant, the need of a surveyor, abutters and other interested parties, and other questions presented by the Bowes.

Announcements and Communications:

Lindgren reports that he has received a letter from the town attorney wherein a meeting regarding the cell tower appeal has been scheduled for March 2011.

Next meeting will be Tuesday, January 11, 2011 ay 6:30 pm to begin Capital Improvement Plan Workshops. Subsequent CIP meetings are scheduled for Wednesday, January 12, 2011 at 7:00 pm, January 18, 2011 at 7:00 pm and on January 19, 2011 at 7:00 pm. Other meetings will be scheduled as needed.

Meeting is adjourned at 8:50 pm.

Respectfully submitted,

*Barbara T. Martin, Minutes Clerk
January 10, 2011*