

THE PLANNING BOARD
TOWN OF FRANCESTOWN, NEW HAMPSHIRE

October 18, 2011

MINUTES

Planning Board Members Present: Henry Camirand, Linda Kunhardt, Bob Lindgren (Chair), Bill McNeil, Mike Tartalis, and Lisa Stewart, Abigail Arnold (ex-officio).

Members of the Public Present: BJ Carbee, P. Freese, B. Hardwick, B. Watson, P. Tolman.

Barb Martin takes the minutes.

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

Consultation – James Clark, Curb Cut and Driveway Placement, 2nd NH Turnpike North

Lindgren gives a brief history of the property involved: In June 2006 at a Planning Board Site Plan Review, and a second meeting on August 15, 2006 a notice of approval with conditions was given. In October 2006 the conditions of approval were met. Since that time, two of the five subject lots were purchased by Everett Farm, LLP represented by J. Clark. On June 21, 2011 the Planning Board approved a different curb cut location provided the new location met with the approval of the road agent. Further investigation by the owner shows a third location will be better, and the owner s now seeking to change the curb cut to that location.

Board discusses prior minutes and reviews of the maps. It went for design review on May 23, 2011 by Jim Hansen. A. Arnold advises the design was for a common driveway.

Board discusses prior minutes, approvals and curb cuts. Lindgren clarifies some points for Kunhardt.

Applicant intends to build on Lot 2, but Lot 3 will remain open. One curb cut is approved for Lot 3 (as a common driveway for lots 2 & 3). Board continues to discuss what exactly was approved.

Applicant Clark advises the board that he does not want to open up the existing stonewall, although curb cut was approved for that. Further advises that he does not intend to sell lot 3 and it will remain undeveloped. There is no curb cut for lot 2, applicant wanted to use approved lot 3 cut, but the fire department requirements were proving to be prohibitive for him. The new proposed curb cut will be approximately 50 feet from the approved cut.

L. Stewart suggests a site walk prior to any additional approvals. Also would like a letter from the road agent stating the trees to be cut was acceptable as well as the new location of the curb cut.

Lindgren states he believes the Planning Board would likely approve the proposed curb cut if the road agent found it acceptable.

B. Watson asked what the road agent's involvement was.

A. Arnold stated that regardless of which curb cut is approved, the common driveway should remain a condition of the approval.

B. Watson asked about the removal of the trees and if there were any deed restrictions.

Applicant asked what he could do to use the original cut with the cut in the stonewall.

Board discussed what would be required in the deeds.

Applicant Clark advised he now might not go forward with the original approval. If he uses the original approval, the driveway will be 500 feet long and further requirements by the fire department.

Board reviews the maps and discusses prior approvals and access for the two lots. Kunhardt explains reasoning for the prior approval. The Planning Board did not want a driveway for each lot, so the board required common driveways instead.

L. Stewart expressed her desire to rectify the situation.

Arnold would like to allow the curb cut, but it is to remain a common driveway.

Stewart, again, expresses her desire to conduct a site walk.

Lindgren asks if there is a problem with the length of the driveway. Board discusses and explains the driveway regulations with Clark.

Arnold suggests having a new plan showing the proposed cut, have the board conduct a site walk and to come up with a compromise so that all parties are satisfied.

Board discusses required access for each lot, history of the lots and why a common driveway is required.

Applicant expresses concern over the limitations of use of the lots.

Stewart explains the need for a site walk and the conditions for which an approval will be granted.

B. Watson advises the common driveway is only for two lots, not more.

Applicant advises the proposed curb cut location is staked out and the trees are marked.

Board discusses the need to perform a site walk as soon as possible. Board agrees to perform a site walk on Thursday, October 20, 2011 at 5:30 pm. No meeting, but a decision will follow the site walk. L. Kunhardt will post the decision.

Kunhardt queries about what is legally required to proceed. Arnold suggests a formal letter requesting a relocation of the driveway modifying the prior notice of decision. Board will render a decision following the site walk on October 20, 2011.

Consultation – Pat Terry, Crotched Mountain Ski and Ride

Pat Terry informs the board that Crotched Mountain Ski and Ride is looking to extend an existing lift location to the top of the mountain, using an existing trail. Would like to perform the work in the summer of 2012. Expansion will be where the old T-bar was. They plan to extend the existing Summit Lift and will add snow making equipment and lights. The trails already exist, but will be improved.

Board reviews aerial photos provided by Terry to get an idea of what Crotched is proposing.

Terry advises some disturbance of land will occur and blasting will be necessary to make the improved trail safe.

Kunhardt asks if there is enough water for the expansion. Terry advises there is.

Terry expresses his desire to address the water recovery issues, as some water was lost at a pond when a breach of a beaver dam occurred.

Hardwick (Conservation Commission) asked about encouraging the beavers to come back. Terry advised doing so would bring about additional environmental issues (using the water would disrupt the beaver habitat, etc.).

Terry requested the Planning Board and Conservation Commission come take a look at what Crotched is proposing.

Board discusses whether or not the Zoning Board needs to be brought in – No, as the use of the property remains the same (recreational).

Board advises the expansion will require a site plan, including trails, lights, locations of snow making equipment, etc. Board requires an erosion control plan, usage and drainage.

Tartalis asks about increased noise and complaints. Terry advises they receive very few noise complaints, and the ones they do receive have to do with music in the lower buildings. Crotched is looking to expand existing trails, not create new ones.

Board will conduct a site walk on Sunday, October 23, 2011 at 3:30 pm. Board will meet at the main lodge (approximately 10 people will attend). Kunhardt will post.

Announcements and Communications

Board discussed budget --- have used 175 of budget so far. Board discussed keeping the budget at the same level for the next year, in anticipation of cell tower applications.

Board discussed different ways of conducting Master Plan surveys. Tolman advised of the possible use of Survey Monkey --- an online survey tool. Various options are available from them with a maximum proposed cost of \$2000.00. Regular mail is about \$1200.00 with some additional costs associated with that.

Board discussed the merits of using email for the survey.

Board would like to keep the budget the same with \$1500.00 in the Master Plan. One year of Survey Monkey will cost \$700 - \$800. Board further discussed raising the budget or keeping it flat. Board agreed to a budget request of \$9,250.00, an increase of \$500. Kunhardt opposed the increase.

B. Hardwick advised of an upcoming workshop (November 10 from 5:30 – 7:30 pm). The workshop will address various environmental and wildlife issues and will be presented by Amanda Stone and Lindsay Webb. The Planning Board is welcome to attend. The Conservation Commission has been working with Monadnock Conservancy to put this together.

Review of Minutes

Review of minutes will be postponed until next meeting. B. Martin will email all minutes to board members.

Other Business

Board is advised that Wi-Valley is providing wireless internet and would like to install an antenna on the third cell tower on Crotched Mountain. Wi-Valley does not believe they need to come to the Planning Board to do this. They will be using the existing shed. Wi-Valley has met with ConCom and the Selectmen to discuss their plans. Concom is considering it; they have performed a site walk and have met with Wi-Valley. Number of trees to be cut is 40 – 100 trees.

Site walks on October 20 and 23, 2011. Next meeting on November 1 or 15, 2011.

The meeting was adjourned at 9:05 p.m.

Respectfully Submitted,
Barb Martin