

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

May 3, 2011

MINUTES

Planning Board Members Present: Bob Lindgren (Chairman), Linda Kunhardt, Jennifer Vadney, Mike Tartalis, Abigail Arnold (ex-officio), Larry Johnson, Bill O'Neil, Prescott Tolman.

Members of the Public: Betsy Hardwick, Amy St. Cyr, Kerry Camirand, Polly Freese, BJ Carbee, Ron Baptiste, Rick Landry, Thomas Anderson, George Cilly, Jr., Larry Kulgren, Larry Ames.

Chairman Lindgren calls the meeting to order at 7:07 pm.

Preliminary Consultation (continued) – Henry Camirand, Vehicle Repair Business, Oak Hill Road

Board conducted a site review at 6:30 pm prior to the meeting. All Board Members were there, as well as Mrs. Camirand and BJ Carbee.

Kunhardt pointed out that the Board went above and beyond to assist applicant, and the applicant should reimburse the Board for postage in the amount of \$2.64.

Kunhardt moves to assess the applicant a \$25 consultation fee, as well as requiring reimbursement for the postage.

Arnold seconds the motion.

At 7:11 pm Bill O'Neil arrives at the meeting, just as the vote is to take place, there are now 8 board members present. Board discusses procedure as to who should remain sitting as a voting member. Vadney agrees to sit, but not vote. O'Neil abstains from the vote.

Vote: All in Favor (6 –0, O'Neil abstains).

Board brings members of the public up to speed on the status of the preliminary consultation.

Board discusses the requirements for an in-home business.

- a.) Indoor business
- b.) Professional office
- c.) Production manufacturing on premises
- d.) Retail sale of products manufactured on premises

Kunhardt asked if applicant is responsible for transporting vehicles to be repaired. Mrs. Camirand advised the customer is responsible for getting the vehicle to them.

Arnold pointed out that most businesses do have something brought to them.

Kunhardt asked how many vehicles are currently on the property. Camirand advised two, maybe three. On average, one and one half vehicles are serviced each day.

The board discussed whether this was an indoor service. Arnold expressed concern for the storage of vehicles waiting to be serviced. Though it may be an issue, it is certainly one that can be resolved.

The board discussed the number of vehicles being stored outside, and if that would disqualify the business as an in-home business.

If the business is a Section 17, the ZBA may grant a special exception, provided certain criteria are met.

Board discussed whether b.) the business changes the residential character of the neighborhood, and if there is any adverse effect on the environment.

Kunhardt expressed concern over the appearance of a possible vernal pool. Pipes coming from the house are discharging water into a pool of water.

The board discussed d.) Only one sign of certain dimensions is permitted. There are no signs now, but applicant has expressed a desire to erect one.

The board discussed e.) Business conforms to all applicable state and federal regulations.

The board discussed f.) Provide off site parking for employees and customers. Does not appear to be an issue.

The board discussed h.) No more than two employees. Does not appear to be an issue.

Lindgren opens discussion to the public.

Larry Ames points out that the vehicles present are not commercial, but privately owned vehicles.

Larry Kulgren asked what is considered out side storage. Does the board have a definition of out side storage? Arnold brought up the issue of storage and how it ties with all the work being performed inside.

Ben Watson asked if the board considered whether this is an in-home business, and does it fall within the aquifer district?

B. Landry stated he has several neighbors who have multiple vehicles stored on their property. He further expressed his opinion that the Planning Board, or the ZBA need to approve this matter, as the town needs this type of business.

Watson again brought up the aquifer issue and suggested the applicant go to the ZBA for a variance.

Lindgren stated the ZBA could allow it if the applicant could prove the business is not detrimental to the water, etc.

Watson stated that by going before the ZBA and obtaining approval would not set a precedent.

Applicant was advised they could contact Silas Little for interpretation of 2.a.5.3.

Lindgren read email from Pierce Rigrod from NHDES.

Board discussed requirement for providing evidence of the aquifer boundary.

Board discussed remedies to the storage issue. Arnold recommended to hold until the board receives a letter from the geologist for the Camirands. Camirand will get back to the board by the first meeting in June 2011.

Master Plan Committee Kick-Off Meeting

Lindgren welcomes the Master Plan Committee members. He advises the committee that the Master Plan must have "Vision" and "Land Use" Sections, and explained the definition of these state requirements.

Optional sections would be: Transportation, Natural Resource, Natural Hazard, and Recreation, among others.

Lindgren expressed his satisfaction with the existing Master Plan; however there may be a need for new objectives.

Watson advised that some work has been done and outside people have been paid to compile certain data. The committee is not starting from square one in all areas.

Larry Ames asked what part of the Master Plan is the most important to the board? Board advised the maps, wet lands, aquifers and school stats are frequently used.

Kunhardt suggested the statistics needed to be updated, as they are outdated.

Watson sated the "Vision" section is an integral part of the Master Plan. Do we need to conduct another questionnaire? The last one was done in 2002.

Betsy Hardwick advised the Conservation Commission would be paying Monadnock Conservancy to compile some statistics and come up with a vision with respect to natural resources and recreation.

Board discussed how the process was done before. Conservation Commission is required to come up with a natural resource inventory. A key component of the Master Plan is the natural resource inventory.

Board is asking the committee to come up with a plan to update the maps.

Watson asked what is the available budget? Lindgren advised there is \$1500 for the Master Plan and an additional \$1000 for professional planning.

Watson asked what the procedure is for an expense? Lindgren advised the expense be presented to the board, and it would either be approved, or not.

Arnold suggests taking care of first two sections: Population and Community Facilities. Updating those would take care of most of the out dated information.

Board discussed the merit of conducting another questionnaire and how quickly it should be done. By completing the Natural Resources, Population and Community Facilities, it will help to focus the questions for the questionnaire.

Committee and Board discussed several issues that will come up: building uses, etc. Board and Committee also discussed the frequency of meetings and postings.

Watson suggests getting the first two sections completed by Fall 2011. Betsy advised it would take about 1 year to complete the natural resources section.

Announcements and Communications

Office of Energy Planning 18th Spring Planning and Zoning Conference is June 11, from 7:45 am – 3:30 pm. Registration is online. Conference is an excellent way to get familiar with the role of the Planning Board, etc. The fee is \$60, and is reimbursable.

Next Planning Board meeting will be May 17 at 7:00 pm, unless no items come before the Board.

Review of Minutes

April 20, 2011

Insert at the bottom of page 1: No official documentation from DES regarding auto repair service and aquifers.

Page 2: Remove Kunhardt's "sadness" and replace with: Kunhardt noted there was trash in the vernal pool and water was being discharged from pipes to the bank/vernal pool.

Paragraph 9: Change to "These notices were sent out as a courtesy" and "outlined in their letter."

Motion to approve April 20, 2011 minutes as amended, Arnold. 2nd Lindgren. All in favor: 6-0 (Arnold abstains).

Motion to adjourn Lindgren. 2nd Vadney.

Meeting is adjourned at 9:00 pm.

Respectfully submitted
Barbara T. Martin, Minutes Clerk
April 26, 2011