

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

April 5, 2011

APPROVED MINUTES

Planning Board Members Present: Bob Lindgren (Chairman), Linda Kunhardt, Jennifer Vadney, Bill McNeil, Mike Tartalis, Abigail Arnold

Members of the Public: Betsy Hardwick, Gary Paige, Prescott Tollman, Dan and Bernie O'Grady

Chairman Lindgren calls the meeting to order at 7:04 pm.

Scenic Road Hearing – Frankestown Highway Department (Pleasant Pond Road)

A site inspection was conducted at 6:15 pm to view the 27 trees marked for removal on Pleasant Pond Road. The inspection began at Cilly's Sugar House and proceeded up Pleasant Pond Road.

Under scenic road rules, there shall be no tearing down or removal of stone walls or trees without prior authorization of the Planning Board.

Gary Paige, road agent, advised the trees marked for removal have been damaged by snow removal equipment and are rather small in diameter.

Mike Tartalis noted that many of the marked trees are damaged or dead and looked as though they should be removed. Bill McNeil agreed.

Abigail Arnold questioned how a tree that may have been previously marked for removal (but was not approved) is distinguished. Paige advised the prior unapproved mark would be blacked out.

Motion to approve removal of 27 marked trees by L. Kunhardt. A. Arnold seconds the motion.

Motion passed by unanimous decision (6-0).

Other Matters:

Betsy Hardwick advised the Board that the Conservation Commission has a meeting with Monadnock Conservancy, and would like the Planning Board involved. ConCom would also like to have a few Board members on a subcommittee to assist. L. Kunhardt expressed interest in participating.

Chairman Lindgren advised he posted a notice of open Board positions. The deadline to submit a letter of interest is April 19.

Preliminary Consultation – Bernie and Dan O’Grady (Golf Course at Crotched Mountain)

B. Lindgren reviewed files and pulled pertinent plat.

Plat and Site Plan was approved and signed by the Planning Board on November 15, 2005 with two (2) conditions. On February 7, 2006 the plat was signed off, as the conditions were met. Plat was probably not recorded at the Hillsborough County Recorder’s Office.

Lindgren noted there were several implicit conditions involved.

Lindgren advised the O’Grady’s of the purpose of the consultation.

The Board discussed the Implicit Conditions to the Site Plan with the O’Grady’s.

Lindgren advised he had spoken with Town Council on the matter. Town Counsel advised that when there is approval of a Site Plan, but no active and substantial movement within one year of approval, any new site plan and zoning regulations would now apply.

A. Arnold advised, since 2005, the Town imposes State Building Codes.

L. Kunhardt advised of the new road apron regulation changes. Road agent has requirements for the way the old and new asphalt meet. Also addresses the issue of flash freezing of the driveway apron.

The new owners (O’Grady) may need a change of use permit for the driveway. The curb cut/driveway permit process was clarified to the O’Grady’s.

Lindgren advised of the previous requirement for an upgrade/repair of an existing culvert. Prior to construction, culvert must be replaced. This most likely applies to Phase Two Construction in the Site Plan.

The Board discussed the various conditions for the previous approval and the order in which they were to be completed. The history of the ongoing and lengthy project was being pieced together.

Board will review the prior minutes to determine the conditions.

Kunhardt expressed concern for safety and felt the site plan should be reviewed.

B. McNeil questioned the septic issue and use. Various discussions continued regarding the history of the property.

Kunhardt volunteered to review the minutes of the hearing pertaining to the February 7, 2006 approval of the Site Plan (including the issue of the culvert).

O’Grady asked the Board if they would sign off on the issues of previously approved plan with the changes to the driveway. O’Grady advised he will provide a letter stating they will complete all requirements by the road agent.

A \$25.00 fee was assessed for the consultation.

Other Matters

A. Arnold questioned the process the Planning Board takes.

Board discussed the process they need to take to address just such issues that were brought up at tonight's meeting.

Board discussed whether the Site Plan Approval and Plat needed to be recorded. A. Arnold suggested the plan be recorded, as it was approved. Board will record the plan if allowed by Hillsborough County Recorder. L. Kunhardt will review and determine if the plan can be recorded.

Arnold expressed concern over conditional approval of site plan, and suggested conditional approval not be done unless the conditions are solely administrative in nature.

Board discussed whether a new application needed to be submitted with revisions to an approved site plan.

Board discussed procedure for minutes and maintaining tapes, etc. Tapes are kept as long as a case is pending, or for one year, whichever is longer.

Board discussed issue of when a member may recuse him/her self. Recommend requirement in RSA 500-A:12 Examination. If a member cannot say they would be indifferent to the outcome, the member should recuse himself or herself.

Announcements and Communications:

Chairman Lindgren sent Henry Camirand a request to meet with the Board on Thursday, April 21, instead of April 19, as Henry was not available. Camirand advised he cannot make it on the 21st either, as he is taking his fire training courses. Board decided to suggest that Camirand get in to meet with the Board, as he may get a Cease and Desist Order. Board suggests meeting on April 20.

Kunhardt handed out new zoning regs to Board members.

Motion to adjourn and to thank Linda Kunhardt for her hard work by J. Vadney.

Motion 2nd by B. Lindgren.

Meeting is adjourned at 9:11 pm.

Respectfully submitted,

*Barbara T. Martin, Minutes Clerk
April 11, 2011*