

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

February 15, 2011

APPROVED MINUTES

Planning Board Members Present: Bob Lindgren (Chairman), Linda Kunhardt, Ben Watson, Jennifer Vadney, Bill McNeil.

Members of the Public: Skip and Peggy Tenney, Jed Callen, Esq., Prescott Tollman.

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

Application for Consolidation – Jed Callen, Esq. On behalf of the owner Thorvald Tenney requesting a consolidation of two lots of record at 685 Dodge Hill Road (Case #11-C-1)

Though not required, Chairman Lindgren requested that L. Kunhardt perform a completeness review for the Application for Consolidation for properties identified as Tax Map 3 Lot 87.1 and Tax Map 3 Lot 105.1 as submitted by Skip and Peggy Tenney. The Tenney's did not submit the requisite fees, as they were unclear as to the amount to be paid. L. Kunhardt explained the fee schedule dilemma. J. Callen, attorney for the Applicant, advised the number of pages to be recorded was two (2), and that the Tenney's were prepared to immediately pay the fees once the board had determined what they were.

L. Kunhardt further explained that the application meets the criteria for two (2) contiguous lots and the merger would not violate, add or regulate any current ordinances.

J. Callen represented on behalf of the applicant, and advised that the subject property was a working farm and was being taxed at a high tax rate due to a previous municipality imposed division of lots. The consolidation of the two lots will alleviate the high tax burden.

No further discussion by the board or the public.

B. McNeil moves to grant the application. L. Kunhardt seconds. Motion passed (5-0).

Fee determined to be \$75.00. Applicant submits fee.

Other Matters:

B. Lindgren proposes discussion of home-based businesses. The board discussed various issues related to home-based businesses and any possible changes that may be made to the ordinance.

L. Kunhardt expressed concern over a prior matter concerning Henry Camirand and his business, as Mr. Camirand may become a member of the Planning Board. The board discussed whether Mr. Camirand has made any progress with respect to his business and its impact on the community. There was concern over his apparent operation of some type of auto repair/service, the location of the business (within the aquifer or not), etc.

B. Lindgren read a letter written by Henry Camirand to the Planning Board. Letter advised board of both his progress and delays and asked for continued patience on the matter.

Board discussed other matters with respect to home-based businesses and the role of the Planning Board in qualifying them.

Review of the Minutes of 11/16/10, 11/30/10, 12/15/10, 1/4/11, 1/11/11 and 1/18/11 Meetings

November 16, 2010: Minutes accepted without change (4-1, Kunhardt abstains).

November 30, 2010: Deferred to later date.

December 15, 2010: Minutes accepted without change (4-1, Vadney abstains).

January 4, 2011: Minutes accepted without change (4-1, Vadney abstains).

January 11, 2011: Minutes accepted without change (4-1, Vadney abstains).

January 18, 2011: Date on Minutes to be corrected to "January 18, 2011". Minutes accepted with change (4-1, Vadney abstains).

Announcements and Communications:

No communications or announcements.

Meeting is adjourned at 8:45 pm.

Respectfully submitted,

*Barbara T. Martin, Minutes Clerk
February 21, 2011*