

THE PLANNING BOARD
Town of Frankestown
Frankestown, New Hampshire 03043

March 15, 2011
APPROVED MINUTES

Planning Board Members Present: Bob Lindgren – Chair, Abigail Arnold – Ex Officio, Lisa Stewart, Mike Tartalis, Linda Kunhardt, Larry Johnson, Bill McNeil. Lindgren took the minutes.

Members of the Public: Betsy Hardwick, Prescott Tolman.

The meeting was brought to order at 7:00pm.

Announcements and Communications

Lindgren congratulated Bill McNeil and Henry Camirand on their election to the Planning Board. Although Camirand was not present, Lindgren said he had spoken to Henry, who will not be able to attend Planning Board Meetings on Tuesdays until June as he is taking fire fighting classes Tuesday evenings until then. Lindgren also welcomed Abigail Arnold who is the new Ex Officio member representing the Board of Selectmen.

Stewart relayed a request from the Road Agent to schedule a Scenic Road Hearing at the next available meeting time. The Highway Department has marked 27 trees on Pleasant Pond Road that need to be removed to accommodate the reconstruction project approved at Town Meeting. The Board agreed to schedule the Scenic Road Hearing for April 5, with a site walk just previous to the meeting.

The Board received a request from Sarah Pyle and Ben Watson to form a Master Plan subcommittee that would work on drafting updates to the Master Plan and submitting them to the Planning Board. Kunhardt made a motion to form a Master Plan Committee. McNeil seconded the motion. Voting: all in favor. The Board agreed to post the open positions available to encourage people in town to volunteer for the Committee. Written notices of intent showing interest in the open positions need to be sent to the Board and received by April 19. The Board will populate the Committee based on the responses it receives at the first meeting on or after April 19.

Election of Officers

Kunhardt nominated Lindgren to be Chairman. Tartalis seconded the motion. Voting: all in favor.

McNeil nominated Tartalis to be Secretary. Johnson seconded. Voting: all in favor. After being nominated, McNeil declined, sighting his lack of experience.

Stewart nominated Kunhardt to be Chair of the Completeness Review Committee. McNeil seconded the motion. Voting: all in favor.

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

Bernie O’Grady of Mason, NH, and his brother Dan O’Grady of Townsend, MA, told the Board that they were in the process of purchasing the Golf Course and Tavern at Crotched Mountain Resort. Shell Vacations would retain ownership of the condo/timeshare units.

Part of the agreement would be that the O’Gradys would vacate the existing Golf Course Maintenance Shed and build a new Maintenance Facility per the plans approved by the Planning Board in November, 2005. The O’Gradys wanted to consult with the Planning Board to see if there were any anticipated issues requiring further approval to do so.

Bernie O'Grady had met with Ben Watson the previous Friday morning to review the file. He had a copy of the Planning Board's Notice of Decision dated 11/15/05 and an unsigned copy of the plan that he believed had been approved. The Board discussed the plan, and agreed to continue the Preliminary Consultation until such time as the following questions could be answered: Were the conditions of approval met? Was the Plat signed? Was it submitted to the Registry of Deeds? Does Town Counsel see any issues regarding a plan approved five years ago on which construction had not yet begun? Lindgren volunteered to research these questions, look at the case file, and report to the Board any findings. The Board agreed to continue the case to April 5, 2011.

Discussion of In-Home Businesses

In response to several members' queries, the Board discussed various aspects of the zoning ordinance allowing in-home businesses, and how they differed from the requirements of businesses listed in Section 7 of the zoning ordinance.

Current Copies of Driveway Regulations and Zoning Ordinance

Stewart asked if there were a published copy of the latest Driveway Regulations as approved by the Board in October, 2010, as the Selectmen's Office only seemed to have the previous version available. Kunhardt offered to track the latest version down, and also to make copies of it and new copies of the most current zoning ordinance update as approved last week at Town Meeting so that all of the Board members' notebooks would be in sync with the current versions of things.

The meeting was adjourned at 9:38 p.m.

Respectfully Submitted,
Bob Lindgren