

THE PLANNING BOARD
TOWN OF FRANCESTOWN, NEW HAMPSHIRE

January 25, 2012

MINUTES

Planning Board Members Present: Bob Lindgren (Chair), Mike Tartalis, Prescott Tolman, Lisa Stewart, Bill McNeil and Linda Kunhardt

Members of the Public Present: Lisa Bourbeau, BJ Carbee, and Sarah Pyle.

Barb Martin takes the minutes.

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

CIP Workshop Continued

L. Stewart gives an overview of the proposed changes:

Road Improvement from \$180,000 down to \$130,000.
\$50,000 added to Town Buildings Improvements.

Dump Improvement expense of \$1,500. Town Building Improvement expense of \$73,030.

L. Kunhardt asks for clarification on Town Hall expenditures. Discussion regarding the detailed breakdown of the estimate.

Motion by L. Kunhardt to place \$35,000 in Town Hall repairs.

L. Stewart asks if the estimate to repair \$55,250 or is it \$30,500 as shown in an estimate (reflects repair of one queen and two king trusses).

M. vonRosenvinge advises that \$23,000, plus a 10% contingency is required to stabilize the first floor and basement. Additional \$30,500 is required for the repair of the trusses.

\$30,500 will stabilize the building.

Discussions to understand what has been repaired and what still needs to be done.

S. Pyle advises, in order to keep the building safe and protect it from snow loads, it will cost \$30,500, but building will be unusable until the additional work is done.

Discussion about the impact these funding changes will have on road improvement projects scheduled for 2015 and 2016. These are not funded because bridge repairs will take place then.

L. Kunhardt wants the board to understand the difference between wants and needs.

M. Tartalis offers his opinion on what he believes is a want and a need. Believes stabilization of the first floor of the Town Hall is necessary. Building will only be usable during the milder weather, as there is no working furnace at this time.

S. Pyle offers some information regarding possible funding for a heating system for the Town Hall.

Kunhardt wants the town to know exactly what is being presented.

L. Stewart asks Kunhardt is she would like to go forward with her motion to reduce funding of Town Hall to \$35,000.

S. Pyle suggests having some funds in reserves for a possible grant situation.

McNeil asks if there is a way to shown the town how much funding is for emergency and how much is not.

Kunhardt expresses concern over transparency.

L. Kunhardt: Motion to increase Road Improvements capital reserves to \$150,000 (originally \$180,000, dropped to \$130,000). To decrease the Town Building Improvement reserves to \$30,000. To withdraw \$43,300 from Town Building --- \$35,000 for Town Hall emergency repair and \$8,300 for Annex/Police roof.

No second to the motion.

L. Stewart: Motion to accept the plan as presented.

2nd: Mc Neil.

Discussion: Stewart understands and appreciates Kunhardt and her position, but believes this is the year to fund the Building Improvement. Lindgren believes Kunhardt's concern for transparency is valid and important. It will be addressed at Town Meeting.

Vote: Motion passed 5 – 1 (Kunhardt opposes).

Fee Schedule

Kunhardt researched fee schedules of surrounding towns and provides the board with a comparison chart of her findings.

Discussion by board regarding changes to fees vs. costs. Discussion about what other towns are doing.

Stewart suggests a different fee scale for developers vs. the one for individual citizens.

Board discusses various fees charged, what can be changed and where money is lost.

Kunhardt presents her 1st Draft of proposed fees schedule changes.

Tolman questions the justification of charging \$250/lot for 10+ lots in a subdivision.

It is suggested that the justification is “the complexity of the review process for 10+ lots necessitates the higher fee schedule.”

Stewart believes the Preliminary Consultation Fee is too low, and recommends raising it to \$50.00.

Discussion regarding changes to fees charged on an already approved sub-division. Falls under “Compliance/Other Special Purpose meetings.” Kunhardt will change to:

6. Other Special Purpose Hearing
7. Compliance Hearing

Fees to be the same for both.

Lindgren expresses concern over charging for simple questions. He, as Chair, often recommends they come talk to the Planning Board.

Preliminary Consultation Fee up to \$50.00.

L. Stewart: Motion to accept the fee schedule as presented and amended.

2nd: McNeil

Vote: Motion passes 5 – 1 (Tolman opposes).

Other Business

Lindgren brings to the attention of the board, a recent article by the Town of Hillsborough, which allows a stipend of \$2000.

Review of Minutes

November 15, 2011:

Change on Page 2: “Lot 1 is expected to be placed in a conservations easement, which should protect it forever.”

Under “Announcements”: correct the dates to January 24 and 25, 2012.

Motion to approve minutes as amended: Kunhardt, 2nd McNeil. All in Favor 6 – 0.

January 17, 2012:

Page 1: “... necessary funding for scheduled fire equipment, highway department vehicles and bridges.”

Page 4, Conservation Commission: “Pleasant Pond Lake Host program is working.”

Motion to approve minutes as amended: Stewart, 2nd McNeil. All in Favor 5 – 0, Kunhardt abstains.

January 18, 2012:

Page 2: “... will now need a final seal coat.”

Motion to approve minutes as amended: Stewart, 2nd McNeil. All in Favor 5 – 0, Kunhardt abstains.

Next meeting on February 21, 2012 @ 7:00 pm: Banquet Hall at Crotched Golf Course.

The meeting was adjourned at 8:51 p.m.

Respectfully Submitted,
Barb Martin