

**THE PLANNING BOARD  
TOWN OF FRANCESTOWN, NEW HAMPSHIRE**

*February 21, 2012*  
**MINUTES**

Planning Board Members Present: Mike Tartalis, Prescott Tolman, Abigail Arnold, Bill McNeil and Linda Kunhardt

Members of the Public Present: Dan O'Grady, applicant

Barb Martin takes the minutes.

The meeting is brought to order at 7:02 pm.

**Public Hearing - Site Development Application - Crotched Mountain Operations LLC**

CRC Report from L. Kunhardt

Found some of the primary criteria were not met, and this should have stopped the review process. However, precedence has allowed for further review in expectation that the deficiencies will be corrected.

D. O'Grady provides the board with a properly stamped plan.

Kunhardt lists the identified deficiencies:

A1: Now Provided  
A3: Now Provided  
A6: Now Complete  
A8: Now Complete  
A11: Now Complete  
A12: Now Complete  
A20: Now Complete  
C3: Now Complete  
C5: Now Complete  
Recording Fees: Paid

Deficiencies have now been taken care of.

Kunhardt expresses her desire for a certified erosion control plan, though one is not required for CRC purposes.

Board discusses erosion control plan and the drainage stream/existing brook.

### Waivers Requested by Applicant

Following are the items requested for waiver by applicant:

A16, A17, A21, A22, A24, A25, A26, B2, B6, B7, B8, B9, B10, B11.

Board discusses A16 and the need for lot lines, angles and dimensions. Board does not believe this is necessary for this application.

Board discusses A24 regarding the location of exterior lighting. Waiver is no longer necessary.

Board discusses B7, Utility Plan. Applicant advises the existing panels will not need to be upgraded, as they are sufficient for the proposed use.

Board discusses B11, Sediment and Erosion Control Plan. Applicant advises the best erosion management will be observed. Discussion regarding the need for a certified plan. Certified plan not necessary. Kunhardt expressed concern over having a detailed erosion control plan.

Motion to waive all requested waivers except B11: Kunhardt. 2nd: A. Arnold.

Tolman asks why the applicant is moving the existing wall. O'Grady advises the engineer felt the removal was marginal and construction easy.

Vote on Motion: All in Favor (5 – 0) Motion Passed.

Motion to waive B11 for purposes of discussing the merits of the application. All in Favor.

### Discussion of the Application

O'Grady describes the plan. The structure will have four walls, 2 x 6 wood construction, prefab roof trusses and front and rear entrances. Carpeted floor with a wood dance floor. Construction will bring the entire facility into ADA compliance. Applicant explained position of engineer regarding erosion control. Construction will not take place on steep grade areas.

Kunhardt expresses concern for erosion into the water area.

O'Grady will provide a written plan for erosion and backfill and grade change.

Tartalis asks how will the existing slab be removed?

O'Grady advises it will be jack hammered out and removed. New footings and foundation will be poured.

Tartalis: How tall will the basement be?

O'Grady: 8- 10 feet with storage access.

Board discusses the movement and removal of the wall.

O'Grady advises the engineers feel the work can be done without disturbing the wall.

Tartalis expresses concern over the removal of soil and how the applicant will address a possible collapse issue.

Applicant advises the new addition will be at the same level as the current structure.

Kunhardt requests a construction detail of the grade/elevation changes showing where the water is, the elevation of the floor, and an erosion control plan.

O'Grady will provide the above.

Tartalis: Will the roots be removed with the large maple?

O'Grady: Yes. Erosion control will take care of any soil disruption.

Fire Department: The egress doors should swing out, not in. Drawing needs to show this.

Maximum occupancy of the building will be around 240 people. Existing parking areas are more than sufficient to handle this.

Hearing to be continued to March 6 at 7:00 pm, when applicant will provide corrected plans, erosion control, etc.

### **Public Hearing – Subdivision Regulations - Amended Fee Schedule**

Board discusses the old and proposed fee schedule.

Motion to accept the new fee schedule as presented: Arnold 2<sup>nd</sup>: Kunhardt.

Motion passed (4 – 1, Tolman opposes).

### **Review of Minutes**

January 24, 2012: Move to accept, Kunhardt. 2nd, Arnold. Motion passed (5- 0)

January 25, 2012: Move to accept, Kunhardt. 2nd, McNeil. Motion passed (4- 0, Arnold abstains)

### **New Business**

Kunhardt recommends revisions to the subdivision regulations with respect to formatting, etc. Kunhardt has found many different fonts being used as well as formatting inconsistencies. Kunhardt advises there is a need to re-codify the regulations and make substantive changes, as well as an addition of a consolidation section, etc. Kunhardt will start working on it.

The next meeting will be on Tuesday, March 6 @ 7:00 pm for a continuation of the public hearing for the Site Development Application of Crotched Mountain Operations LLC.

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

Respectfully Submitted,  
Barb Martin