

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

December 17, 2013

MINUTES

Planning Board Members Present: L. Kunhardt, S. Pyle, L.Ames, A. Arnold, H. Camirand, B. Lindgren, P. Tolman, L. Bourbeau

Others present: P. Freese, L. Stewart

Barb Martin is taking the minutes.

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

Announcements and Communications:

None at this time.

Review of Minutes:

12-3-13: Motion to accept as presented, Camirand, 2nd Pyle. Motion passed, Tolman abstains.

12-4-13: Motion to accept as presented, Camirand, 2nd Pyle. Motion passed, Tolman abstains.

12-10-13: Insert under "New Business" Board received a draft copy of the Master Plan update for Community Facilities. Correct spelling for "Priest" is "Preece."
Motion to accept as amended, Camirand, 2nd Pyle. Motion passed, Tolman abstains.

Unfinished Business:

Kunhardt shares proposed language changes with the Board. Ed Hunter expressed opinion on Life Safety ZO issues. Discussion ensues regarding the proposed changes.

Motion to change language to state "2009, or as amended" and to strike 2nd paragraph. 2nd Camirand.

Motion retracted pending receipt of Town Counsel recommendation.

Discussion ensues regarding an update to Article I, the Preamble to include "...to maintain an environment amenable to agriculture and farming activities."

Motion to accept the change to the Preamble, Pyle, 2nd Camirand.

Discussion ensues regarding the need to vote on things piece meal.

Motion passed 6-1.

B. McNeil joins the Board at 7:17pm, L. Borbeau no longer sits as a voting member.

Discussion ensues regarding formatting issues of the Zoning Ordinance.

3.1.4 Merger of Lots: Motion to strike from ordinance by Camirand, 2nd Pyle. Motion passed 7-0.

3.16 Farm Roadside Stand: Discussion ensues regarding the language of the ZO, signs for roadside stands, preferred formatting and set-back language.

Discussion ensues regarding the final language for the proposed ordinance change, definitions and where a farm stand can be erected.

More discussion on final proposed language.

Open to public: Discussion regarding verification of compliance and dollar volume. Discussion ensues regarding revised wording for requirement for proof of farm stand income.

Motion by Pyle to accept proposed changes to the Farm Roadside Stand ordinance. 2nd, Tolman. Motion passed 7-0.

Set-backs: Motion to change to public hearing, Pyle. 2nd Camirand. Motion passed 7-0.

Article 6,1 Mobile Homes: Change mobile home to "manufactured homes."

Motion by Pyle to accept the proposed change; 2nd Camirand. Motion passed 7-0.

Wetland: Discussion ensues regarding proposed changes to the language.

Motion by Pyle to accept the proposed change to language. 2nd Camirand. Motion passed 7-0.

Shore Lands: Discussion ensues regarding the proposed changes to the language, thinning and cutting of trees.

Motion by Pyle to accept the proposed changes. 2nd Camirand. Motion passed 7-0.

Article 8.0 Definitions: Discussion ensues regarding proposed changes to agricultural land definition.

Motion by Pyle to accept the proposed changes. 2nd Camirand. Motion passed 7-0.

BOCA code: Discussion to strike from ordinance. Motion by Camirand to accept the change. 2nd Pyle. Motion passed 7-0.

Farm: Insert definition for farm. Motion by Camirand to accept the change. 2nd Tolman. Motion passed 7-0.

Farm Roadside Stand: Add to definitions. Motion by Camirand to add arm Roadside Stand to definitions. 2nd Tolman. Motion passed 7-0.

ICC: Insert ICC in place of BOCA. Motion by Pyle to insert ICC. 2nd Camirand. Motion passed 7-0.

Manufactured Home: Insert manufactured home in definitions. Motion by Pyle to insert manufactured homes in definitions. 2nd Camirand. Motion passed 7-0.

Remove Mobile Home from ZO: Motion by Pyle to remove mobile home from ZO. 2nd Camirand. Motion passed 7-0.

Remove Roadside Produce Stand from ZO: Motion by Tolman to remove roadside produce stand from ZO. 2nd Ames. Motion passed 7-0.

Structure: Remove mobile home and replace with manufactured homes. Motion by Camirand to change language. 2nd Pyle. Motion passed 7-0.

New Business:

Sign Zoning Ordinance. Camirand recuses himself. L. Borbeau provides the Board with an overview. Discussion ensues regarding the proposed changes and additions to the ZO. Discussion ensues regarding content and how signs are treated.

Discussion to be continued at the next Planning Board meeting on January 7, 2014 at 7:00pm.

Meeting adjourned at 9:33pm.

Respectfully Submitted,
Larry Ames