

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

**October 1, 2013**

**MINUTES**

Planning Board Members Present: L. Kunhardt, S. Pyle, P.Tolman, L.Ames, A. Arnold

Barb Martin is taking the minutes.

The meeting was brought to order at 7:08 pm.

**Announcements and Communications:**

Kunhardt advises the board has received the corrected lot consolidation affidavit from the Francestown Land Trust.

Email was received from a training firm/office for municipal planning training. Kunhardt will forward to board members.

**Review of Minutes:**

September 17, 2013: Remove Larry Johnson from distribution list. No proposed minutes to the town, only approved go to Wendy at [francestownnh@comcast.net](mailto:francestownnh@comcast.net). Resend last email to Sarah.

Page 3, "Committee Reports" paragraph 1, Correct "Pan" to "Plan" and paragraph 6, change "Farm Stand Sub-Committee" to "Agricultural Working Group."

Minutes of September 17, 2013 accepted as amended (Arnold abstains).

**Unfinished Business**

Changes to Zoning Ordinance to include Farm Stand: Tolman advises the board of his findings in other towns. Discussion ensues regarding possible changes to permitted uses in the zoning ordinance in order to make the ordinance friendlier to agriculture.

Discussion ensues concerning the diminishing agriculture and farming business in Frankestown, emphasis on agriculture, recent experiences by applicants for farm stands, definition of farm stand, and percentage of products sold that are produced on the farm.

Discussion ensues regarding the Town of Milford, their ordinance and definition of agriculture and farm. Discussion about the use of the word "food stuffs," and if it is too narrow a definition.

Discussion ensues regarding set-backs and parking, some type of oversight for these requirements. Should there be a set of performance standards and some kind of modified site plan review.

Major points of concern: Off street parking, the percentage (35%) of sales from items produced on the farm and the type of facility/structure.

Some discussion about in-home business, however, farm stands do not fit the in-home business use.

Discussion ensues regarding the definition of agricultural land and the importance of the definition.

Discussion regarding septage.

Discussion about the Master Plan and agriculture reference in the town; agricultural zoning and districts in the town.

Discussion ensues regarding the changes and revisions Tolman will implement in his proposed changes.

Discussion about where the 35% produced comes from – the municipality, or the farm/farm stand owner.

Discussion about whether CSA fall under the ordinance. Board wants to ensure the CSA are covered. Discussion ensues about CSA.

Tolman will research CSAs and how best to address them.

Tolman will incorporate the suggestions and present a revised ordinance at the next planning board meeting.

Next meeting: CIP and Farm Stand Ordinance will be addressed on October 15, 2013 at 7:00pm.

Meeting adjourned at 8:45 pm.

Respectfully Submitted,  
*Barb Martin*