

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

May 21, 2013

Planning Board Members Present: L. Kunhardt, H. Camirand, P.Tolman, L.Ames, S. Pyle

Others Present: BJ Carbee, Betty Behrsing, L. Bourbeau, L. Johnson

Barb Martin is taking the minutes.

The meeting was brought to order at 7:01 pm.

Announcements and Communications:

Kunhardt goes over what is in the “In Box” for the Planning Board. Invitation to Monadnock Region Future Conversation, put on by SWRPC on May 28, 2013. Kunhardt will forward to board members.

Communication on DEP meeting.

Cilly received a special exception to operate a retail farm stand on Pleasant Pond Road. Board is waiting for the Site Development application.

Crotched Mountain Ski & Ride: P. Terry has not yet applied for a variance. Terry advised he would get back to Kunhardt.

Discussion ensues regarding the process for Cilly to apply for site plan development approval.

Kunhardt has been in communication with Bennington town ex-officio regarding Crotched Mountain Ski & Ride. Bennington Planning Board would like and would appreciate receiving copies of Frankestown Planning Board minutes when there are issues concerning CMSR.

Review of Minutes:

May 7, 2013: Correct “The order of the meeting was changed with objection.” Should read “The order of the meeting was changed without objection.”

Minutes approved with correction, without objection.

Unfinished Business:

Soils Mapping Language: Discussion ensues regarding the proposed changes to the regulation and how the changes effect the zoning regulation.

Discussion ensues regarding the definitions in the Site Development Regulations.

Discussion ensues regarding where to insert the definition of Site-Specific Soils (SSS) Maps. Discussion about the process for approving such changes – meeting to approve changes must be properly notice as a Public Hearing.

Motion to accept and present for final approval at Public Hearing., S. Pyle. 2nd, P. Tolman. Motion passed unanimous.

Surety Policy: Kunhardt has been in discussion with the town of Rochester to obtain definitions. Pyle advises she was able to get sample exhibits and definitions from other towns. Discussion ensues regarding the various towns' surety bond policies.

Discussion ensues regarding sample exhibits such as letters of credit, escrow agreements, surety bonds, cash bonds, release requests, etc. Pyle will forward sample exhibits to board members for review.

Discussion ensues regarding how to incorporate the changes to the Site Development Subdivision Regulations. It is suggested to put them in as an addendum.

Discussion ensues regarding ensuring the town administrator will assist and the Planning Board will management of the surety bonds.

New Business:

Alternate Appointment: Lisa Bourbeau submitted a letter of interest.

Motion to appoint Lisa Bourbeau as an Alternate to the Planning Board, H. Camirand. 2nd, P. Tolman.

Motion passed without discussion. (4 – 0, Pyle abstains).

Next meeting is June 18, 2013 at 7:00pm.

Meeting adjourned at 7:53 pm.

Respectfully Submitted,
Barbara Martin