

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

July 16, 2013

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

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

L. Ames is taking the minutes.

Announcements and Communications

L.Kunhardt announces this is a reconvening of the meeting after a 6:15 PM site walk at the Pleasant Pond Road property of George Cilley who has applied for Site Development Approval to operate a retail Farm Stand/Grain Store.

A.Arnold announces that a ZBA meeting to consider Crotched Mtn Ski & Ride's application for relief from the town lighting ordinance will be held on August 8.

Review of Minutes

Proposed minutes of the June, 18, 2013 meeting of the Planning Board are discussed and accepted unanimously as amended (Mr. Cilley's name corrected).

Proposed minutes of the June 21, 2013 meeting of the Planning Board are discussed and accepted unanimously as amended(insertion of a paragraph: "Discussion ensued re:final language of the Notice of Decision).

Public hearing

Public Hearing on the application of George Cilley, Jr. for Site Development Approval to operate a retail farm stand selling local agricultural products and Blue Seal feeds at his residence on Pleasant Pond Road. Case #13-SP-01.

The ZBA granted a special exception to Mr. Cilley on 5/9/2013, Application was received on 6/12/2013, the CRC reviewed the application on 6/19/2013, Public was noticed on 7/5/2013, Site visit was held on 7/16/2013. The Conservation Commission did not reply with any concerns re:the development of this property.

Discussion ensued in regard to the 13 items determined to be outstanding at the CRC meeting, all but 6 were corrected, those were waived by unanimous vote for

purposes of discussion on the application and waivers requested by Mr. Cilley, which were granted by unanimous vote.

B. Lindgren moved to accept Mr. Cilley's Site Development Application, S. Pyle seconded.

Discussion of parking, lighting, fire safety, traffic pattern, signage and operating hours ensued. M. Tartalis asked for a clarification of the ZBA ruling. B. Watson clarified difference between ZBA ruling and Site Development application. B.J. Carbee spoke in favor of the application emphasizing that this is the right kind of business for our town.

The Planning Board conditionally approved Mr. Cilley's application by a unanimous vote. The conditions to be met are:

- 1) Receipt of a letter of approval for fire safety plan from the Fire Chief.
- 2) Retail hours of operation no later than 8:00 PM
- 3) One way traffic circulation pattern to be established (In @ north end of property, exit at south end)
- 4) Parking and Circulation Signs erected to clearly mark entrance, exit and parking area
- 5) Business sign to be erected at south end of George Cilley, Jr.'s property
- 6) Installation of adequate exterior lighting

The Public Hearing and Planning Board Meeting were adjourned at 8:37 PM

Respectfully submitted 7/21/2013
Larry Ames