

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

August 20, 2013

MINUTES

Planning Board Members Present: L. Kunhardt, H. Camirand, P. Tolman, B. Lindgren, L. Bourbeau

Planning Board Members Joining: B. McNeil, L. Ames

Others Present: Ben Haubrich, Abigail Arnold, Polly Freese, Betty Behrsing

Lisa Bourbeau is taking minutes.

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

Announcements and Communications:

Reviewed by L. Kunhardt:

Wohle application was not scheduled to be reviewed this meeting because it was submitted too late to be advertised. It is tentatively scheduled to be heard on 9/17, and a site walk is tentatively scheduled for 6:15 that evening.

The approval from the Fire Chief has been received on the G. Cilley, Jr. application.

The Planning Board is in receipt of wetland applications for work to be done on Pleasant Pond Road.

B. McNeil enters and is seated.

The Planning Board is in receipt of a copy of the notice of violation issued to the ski area.

The Planning Board is in receipt of permit applications from a property owner on Pleasant Pond Road (old business.)

Regarding the budget: Mike has done a good job of keeping track of expenses, everything appears to be in line.

New Business

Ben Haubrich, Board Member and Volunteer Land Manager, presented a consolidation application from The Francestown Land Trust. They wish to consolidate 12 lots into 4 separate lots. Four applications were submitted along with maps and \$ 75.00 checks for each of the applications.

Discussion ensued on the process, and L. Kunhardt reminded the board that permission must be granted unless to do so would create non-conforming lots.

Motion made by B. Lindgren to waive the application fees since The Francestown Land Trust is a non-profit organization benefiting the community. Seconded by L. Bourbeau.

Discussion takes place on whether or not recording fees will be required. B. Lindgren points out that according to RSA 674:39a recording is required. Discussion continues about the cost of recording the document. If the documents can be fit onto one page, with the proper margins, each page would generate a cost of \$ 20.00 per page, with an additional \$ 2.00 charge per record by the county, and an additional \$ 25.00 charge for L-Chip, bringing the total recording fees for all four consolidations to \$ 188.00. L. Kunhardt brings up the cost of digitalizing the plat, and the fact that this will be minimalized because the original is already in digital format. B. Lindgren suggests that this cost should not exceed \$ 30.00 since it is simply a matter of removing lines from an existing digitalized plat.

B. Lindgren makes a motion to modify his original motion, waiving the application fees and charging only the actual costs, estimated at \$ 218.00 if everything can be fit on one page. Seconded by L. Bourbeau. Motion approved unanimously.

L. Ames enters and is seated.

P. Tolman questions the impact on current use assessment when lots are consolidated. It was noted that for the purpose of consolidation this is not relevant.

Discussion ensues on first application from Francestown Land Trust: consolidation of Tax Map 2, Lots 21, 8, and 8-2. B. Lindgren motions to approve the application. Bill McNeil seconds. L. Ames abstains. Motion passed unanimously.

Discussion ensues on second application from Francestown Land Trust: consolidation of Tax Map 3, Lots 42-3, 44-1, 45 and 109. B. Lindgren motions to approve the application. H. Camirand seconds. Motion passed unanimously.

Discussion ensues on third application from Francestown Land Trust: consolidation of Tax Map 2, Lots 3 and 4. B. Lindgren motions to approve the application. H. Camirand seconds. Motion passed unanimously.

Discussion ensues on final application from Francestown Land Trust: consolidation of Tax Map 2, Lots 7, 9 and 1. B. Lindgren motions to approve the application. L. Ames seconds. Motion passed unanimously

Review of Minutes

Minutes of July 16, 2013: H. Camirand motions to accept the minutes of 7/16/13 as presented, B. Lindgren seconds.

Draft of Master Plan

Discussion on this agenda item postponed, as no Draft was submitted. Member of the Master Plan sub-committee L. Ames stated that he believes that all completed sections have been turned in to Ben Watson but doesn't know if all sections are completed or if a compilation has taken place. B. Lindgren brought up and discussion ensued on whether or not sections could be updated individually and it was agreed that they could. L. Ames stated that numbers have been updated but that recommendations have not been made, and that they will be made after presentation to the Planning Board and discussion at that time.

L. Kunhardt pointed out the lack of progress in the finalizing the Master Plan Update and suggested that if the final Draft is not delivered for the September 17th meeting, the Board consider hiring professional help to bring the project to completion.

Expectation is that the Draft will be sent electronically prior to the September 17th meeting. Additionally, an early October meeting may be held in order to assist moving this project forward.

Wind Power

Wind power was brought up as a topic needing discussion. B. Lindgren indicated that he had provided information on wind power in a meeting last spring. It was acknowledged that our current Zoning ordinance does not address wind power as it exists today and that this should be updated. L. Kunhardt stated that this would be a good topic during the winter months.

CRC Meeting August 8, 2013

Discussion about the CRC meeting held August 8 about the farm stand and the appearance of confusion regarding the application process. L. Kunhardt stated that we should perhaps look at developing a new "expedited" application. L. Ames stated that he saw no conflict of interest in helping people to fill out the application. L.

Bourbeau stated that one issue was the sheer volume of paper, that Francestown requires a 66 page download while other towns require 19 pages and less.

L. Bourbeau also expressed concern for the language in our zoning ordinances, the interpretation of which might be in contradiction with State laws on agriculture and zoning, specifically RSA 672.1. An example given was the town's interpretation of prohibition on selling the goods of others in a farm stand, where our language in the definition of "Roadside Produce Stand" reads "for the purposes of selling foodstuffs grown or produced on the premises of the owner." but does not state specifically that other goods cannot be sold. P. Tolman pointed out the statement in RSA 21-34a, in which agriculture is defined to include "any practice on the farm incident to... farming", including "the marketing or selling, on site or off site, ...where permitted by local regulations, any products... from the farm." L. Bourbeau pointed out that "where permitted" is location, and that in our zoning ordinance agriculture is permitted in both village and rural zones, that therefore the former does not give towns discretion over the latter definition in the same code, where a farm stand is defined as agriculture and not commercial if at least 35% of the product being sold was from the owner's property.

It was agreed that the current zoning ordinance as it applies to agriculture needs revision. B. Lindgren passed out a questionnaire titled "Is Your Town Farm Friendly, A Checklist for Sustaining Rural Character" to help provide direction for improvement. It was also agreed that this should be done before developing a short form application for site plan review, as changes might impact the application, and because it is important to focus on regulation changes in order to have them ready for the next town meeting. It was noted that community input was desirable. Discussion ensued on whether or not a subcommittee should be formed, and L. Bourbeau suggested that George Cilley, Jr. and the Wohles be invited to join if this does happen. L. Bourbeau and P. Tolman volunteered to meet and analyze the issues and bring recommendations to the 9/17/13 meeting.

Agenda Items for Next Meeting, September 17, 2013 at 7:00pm

1. Wohle hearing
2. Draft Update of Master Plan
3. Zoning Ordinance – Agricultural change recommendations

H. Camirand motions to adjourn at 8:50pm.

Respectfully submitted,
Lisa Bourbeau and Barb Martin