

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

September 17, 2013

MINUTES

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

Others Present: BJ Carbee, Betty Behrsing, L. Bourbeau, Polly Freese, Debbie Rodgers, Rob and Christina Whole, Lisa Stewart

Barb Martin is taking the minutes.

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

13-SP-02: Rob and Christina Wohle/Lazy 8 Farm

Site walk was conducted at 1366 New Boston road. Carbee, Bourbeau, Kunhardt, Lindgren, Tolman, Ames.

Discussion ensued regarding the CRC Meeting; Kunhardt recaps the meeting for the public and board members.

Discussion ensues regarding the revised application and the original application; board reviews each item to determine if the application will be accepted.

Board reviews the requested waivers and grants all waivers requested. Board determines that the application is now complete.

Lindgren motion to accept the application, 2nd Tolman.

5 – 0 in favor to accept, Pyle abstains.

Public Hearing: 13-SP-02, Map 6, Lot 65: Rob and Christina Wohle/Lazy 8 Farm

Pyle recuses herself. Hearing was properly noticed on September 5, 2013. Notices were posted in public places, as well as the Ledger Newspaper. Site inspection was also published as a contingency.

No opinion was received from the Conservation Commission.

Applicants Rob and Christina Wohle have applied to operate a year round farm and garden stand at 1366 New Boston Road.

Discussion ensues regarding licensing requirements for the sale of dairy products. The Whole's do not meet the minimum threshold for a dairy license. as per the State of New Hampshire.

Lindgren reads a letter from the applicant to the Planning Board.

Discussion ensues regarding sign regulations.

Public Discussion

P. Freese: Glad to have farm stand in Francestown.

D. Rodgers: In support of the farm stand and the new ownership of the entire farm. The Whole's have made many improvements to the property. They show a pride in ownership that has been lacking in the past. As a neighbor, she doesn't notice any problems with traffic.

Ames mentions the possibility of streamlining the farm stand approval process.

Pyle supports this type of business and believes the town should promote this type of business.

B. Lindgren motion to approve the application with the following condition:

All signs must meet Zoning Ordinance regulations in both number and placement.

Ames 2nds motion.

Motion passed 5 – 0.

Announcements and Communications:

Kunhardt reads letter from alternate Larry Johnson. Johnson resigns his position with the Planning Board, as he is relocating to a different town.

CIP: A. Arnold has advised that she would like to hand over the CIP to someone else. Mike Branley has offered to head the CIP, or to help with it. Branley asked the board to come up with a list of priority items, and he would work on the rest. Pyle requested to be a part of the CIP process.

Discussion ensues regarding the CIP process.

Board agrees to have Mike Branley take the lead on CIP. CIP process will begin at the October 15, 2013 Planning Board meeting.

Review of Minutes:

August 20, 2013: re-format the minutes to the standard format currently being used, and correct spelling errors.

Motion by Camirand to accept the minutes as amended. Lindgren 2nd.

Motion passed 5 – 0 (Pyle abstains)

Discussion ensues regarding fees charged to Frankestown Land Trust on their request. for a lot consolidation. Recording fees will be more than anticipated. Board will work with FLT to resolve the issue.

Committee Reports

Master Plan Sub-Committee: Pyle and Ames brief the board on the status of revisions to the plan. No sub-section has been approved by the committee. Each member has completed their part Community Facilities section and has handed it off to B. Watson for draft. Watson will make the different parts one cohesive piece, after which, it will go to the sub-committee for approval.

Discussion ensues on how to get the Master Plan process further along, and to some kind of finalization.

Sub-committee would like some assistance on the schools and demographics sections.

Pyle will provide a summary of the survey results for the board.

Kunhardt will ask Mike Branley to interview for assistance with the schools and demographics sections.

Agricultural Working Group: Discussion ensues regarding the current zoning ordinances and how they impact farm stand requests. Board would like to streamline the process for farm stands.

Tolman will present a draft agricultural specific ordinance of site plan development for farm stands at the next regular meeting. Tolman will contact the Wholes/Lazy 8 Farm for input.

Other Business

Road Agent brought to the attention of the board, potential issues surrounding cutting of trees to satisfy site requirements for driveways. Case law states an abutter whose trees affect site requirements for a driveway can be required to remove the trees, however not at the abutter's expense. The board will explore the matter further.

Next meeting is October 1, 2013 at 7:00pm.

Meeting adjourned at 9:34 pm.

Respectfully Submitted,
Barb Martin