

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

November 5, 2013

MINUTES

Planning Board Members Present: L. Kunhardt, S. Pyle, L.Ames, A. Arnold, H. Camirand, B. Lindgren, L. Bourbeau, P. Tolman (not voting)

Larry Ames is taking the minutes.

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

Review of Minutes:

October 15, 2013: Accepted as presented
Unanimous with two abstentions (Pyle, Lindgren)

Unfinished Business:

Code Enforcement Officer Ed Hunter has asked to address the board about a number of issues he has identified in our zoning regulations. Ed serves as the New Boston, NH building inspector 20hrs/wk and in Frankestown as needed.

Issues identified were:

- 1) the Frankestown sign ordinance and whether or not signs should require a permit (Article IV:4)
- 2) References to BOCA which no longer exists(Article VIII)
- 3) References and definitions of Accessory buildings and whether or not we want to allow construction of accessory buildings on lots without a dwelling
- 4) Whether or not we want to allow residential fuel tanks within the 100 foot wetland buffer zone
- 5) Home based business: is defined as being an indoor activity(Article III,Section 3.9.2); do we want to amend for contractor's and their equipment they may need to store outside
- 6) Change references to Mobile Home to Manufactured Home(ArticleVI)
- 7) Our regulations reference an older version of the Life Safety Code, do we want to reference the 2009 revision?

A brief discussion followed each of Ed's concerns mostly for clarification of the issue.

B. Lindgren inquired as to Ed's opinion of permitting small outbuildings either with a building permit or zoning compliance permit. Discussion ensued.

The subject of membrane structures came up. Discussion ensued.

Ed was thanked for his input and departed.

L. Kunhardt distributed Planning Board's Dragft Budget proposal.

S. Pyle updated the board on the Master Plan Committee's progress. Discussion of Master Plan schedule, whether or not to enlist the aid of professional planners and how to approach the education section ensued. A. Arnold advocated a qualitative discussion of Francestown's role in the Conval School District.

L. Kunhardt announces Dec 10 meeting with SWNH and SNH Regional Planning Councils to help decide where Francestown fits best.

Planning Board discusses zoning issues brought up by Ed Hunter.

Unanimous vote to remove all references to BOCA and replace with ICC in definitions and Inspector of Buildings sections.

Unanimous vote to Change references to Mobile Home to Manufactured Home.

Vote to remove Life Safety Code Section from the zoning regulations as it is state statute passes 6-1. L. Kunhardt will confer with Town Counsel.

Discussion of Sign Ordinance.

Discussion of Accessory Buildings.

Meeting adjourned 9ish.

Next meeting possibly on November 19, 2013 at 7:00 pm.

Meeting adjourned at 9:00 PM

Respectfully Submitted,
Larry Ames