

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

March 26, 2013

MINUTES

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

Barb Martin is taking the minutes.

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

Review of Minutes

February 19, 2013: Two typos: change "7:000" to "7:00", change "unfounded" to "unfunded."

Approved as amended by unanimous vote (Arnold abstains).

Unfinished Business

CMSR: Discussion ensues regarding setting a future date for a Compliance Hearing. Compliance Hearing is set for April 16, 2013. Discussion ensues regarding a site walk. No site walk will be conducted.

P. Terry is advised of the fees to be paid prior to the Compliance Hearing. A total of \$242.35 is to be paid prior to hearing.

CM Operations LLC: Town Building Inspector met with Kunhardt to discuss current status of construction at the golf course. Building Inspector did not believe the applicant had completed the project as per the site development plan. Applicant wants to get an occupancy permit right away. Building Inspector suggested giving the applicant a temporary permit. Temporary permit will be issued with an expiration date of June 1, 2013.

Cingular Wireless #2474: Kunhardt visited the tower site and the tower is up. A tower removal bond has been secured. Building Inspector will wait until the snow is gone (to inspect and verify erosion control measures are in place) before giving final approval.

SWRPC membership and traffic counters: Tolman researched traffic counters and spoke with SWRPC and advises the board of his findings.

Discussion ensues regarding town's membership in SWRPC, the benefits and entitlements associated with being a paid member, as well as the cost of possible uses for traffic counters.

New Business

Election of Officers: Kunhardt advises that B. Lindgren has been sworn in, but S. Pyle has not.

Lindgren moves to postpone election of officers until the next meeting so S. Pyle can be present. Ames seconds the motion.

Discussion ensues.

Vote to postpone election – Motion denied 6 – 1 (Lindgren in favor).

Arnold moves to elect Linda Kunhardt as Chair and Larry Ames as Secretary. Lindgren seconds.

Discussion ensues regarding duties of each position.

Vote for Kunhardt as Chair: Unanimous in favor

Vote for Ames as Secretary: Unanimous in favor.

Site Development Regulations for Windmills: Lindgren suggests developing a process for considering windmills. Once the board decides what it wants to accomplish, then a sub-committee can be formed.

Lindgren gives brief summary of windmills in Francestown, types of windmills and the existing regulations concerning them. Lindgren advises that commercial use and development falls in the jurisdiction of the Zoning Board and is by exception.

Discussion continues concerning how to regulate, not whether or not windmills are wanted.

Discussion ensues concerning windmill sizes, types, and changes in windmill technology, as well as the most recent ordinances that exist in nearby towns (New Ipswich).

Board agrees to dedicate an entire meeting to discussion about windmills on June 18, 2013.

Sub Division Regulations: Discussion about the need to regularly review the regulations. Kunhardt will draft a proposed change to the soils reference section.

Open Forum:

J. Vadney will step down as alternate effective immediately. Vadney advised that her work in Manchester has not allowed her to dedicate the time she feels is necessary to give to the Planning Board. Larry Johnson will consider a one year term and Guy Tolman will consider a three year term (after his current term is up) as alternates to the board. Still in need of a two year term alternate.

Master Plan Committee: Ames advises the committee has set a schedule to meet every Thursday in April. Committee will have a draft ready for the board at May 7, 2013 meeting.

Other: Kunhardt advises the minutes from August 16, 2011 do not appear to be approved, and will put approval of these minutes on the next agenda. Kunhardt will send out the minutes to board members for review.

Annual Spring Planning and Zoning Conference is coming up, Kunhardt has sent out the information.

Surety Bond Handling Policy should be addressed. Kunhardt will draft a policy to be discussed at the next board meeting.

Next meeting is on April 16, 2013 at 7:00 pm.

Meeting adjourned at 9:00 pm.

Respectfully Submitted,
Barbara Martin