

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

April 16, 2013

MINUTES

Planning Board Members Present: L. Kunhardt, B. Lindgren, H. Camirand, L.Ames, B. McNeil, A. Arnold, S. Pyle and alternates L. Johnson and P. Tolman

Others Present: Betty Behrsing, Larry Labor, William Rainer, Roger Lube, Peter Martel.

Larry Ames is taking the minutes.

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

L.Kunhardt raised the issue of whether two board members should recuse themselves from the Compliance Hearing for the application of SNH Development, dba Crotched Mountain Ski and Ride (CMSR), Case No. 12-SP-02, Tax Map/Lot Number M7/L15 and M7/6A, to reclaim/expand ski trails, replace/reconfigure lift and extend/improve snowmaking and lighting as abutters to the ski area albeit not to Map7/Lot6A. B.McNeil recused himself. Vote was held on a motion to advise members abutting the ski area to recuse themselves. Motion was defeated on a 5-1 vote.

Compliance Hearing on the conditional approval of the Planning Board for Site improvements at CMSR, dated April 3, 2012 open at 7:15 PM. Public notice of hearing sent 4/2/2013 to list of abutters provided by CMSR, published in the Monadnock Ledger 4/4/2013 and posted at the Town Offices, Frankestown Post Office and Town of Frankestown website.

B. McNeil retracts his recusal.

Planning Board members sitting: L. Kunhardt, B. Lindgren, H. Camirand, , L.Ames, B. McNeil, A. Arnold, S.Pyle
Alternates present(not seated): L.Johnson and P.Tolman

L.Kunhardt explains format Hearing will take. Five of the conditions set down in the NOD have been met leaving item “#4. Restrictive shields(visors) installed on all lights from LLP1 to the summit, all lights on MM1-4, FE1-5 and SS2, as shown on the lighting sketch provided.”

Pat Terry of CMSR addresses the hearing, his lighting expert is not present.

P. Terry presented reasons shielding the lights was not done and is not appropriate, summarized in a handout provided to the board and briefly here: 1) Photometrics, 2) Wind loading, 3) increased maintenance trips creating added risk to staff, 4) aiming limitations of existing mounts. He summarized by saying Town lighting ordinance is not compatible with slope lighting requirements.

L. Johnson asks if the condition was a response to specific complaints.

Board replies the condition in the NOD was an attempt to satisfy public concerns about lighting brought up in the 4/3/12 hearing.

L. Johnson asks if CMSR's lighting is significantly different than other ski areas in the area.

P. Terry replies only in that their lighting has been installed more recently and thus subject to more scrutiny and not grandfathered.

C. Lunetta a skier and stargazer appreciates the lighted slopes when skiing, lives close to mountain but lights don't bother her. Thinks the positive aspects of CMSR balance the seasonal light pollution.

R. Lube Crotched Mountain Condo Association (MACMCA) voices frustration that he wasn't notified. Considers CMSR a good neighbor. Lives on mountain, lights don't bother him. Condo owners have no complaints.

This raises issue of who was notified and who was not. Appears that only abutters to M7/6A were notified. Discussion of who is abutter ensues.

B. Lindgren suggests applicant apply for variance to the Town lighting ordinance (Town of Frankestown Zoning Regulations 3.15) from ZBA as Planning Board can not approve non compliant lighting.

A. Arnold suggests in light of no lighting expert present and noticing issues that Compliance Hearing be continued, additional parties be noticed and CMSR apply to ZBA for variance.

Compliance Hearing continued to June 18, 2013 7:15 PM with recommendation CMSR apply to ZBA for relief from town lighting ordinance.

Review of Minutes

Minutes of March 26, 2013: A. Arnold moves to accept minutes of 3/26/2013 as presented, H. Camirand seconds. Minutes approved unanimously, S. Pyle abstaining.

Minutes of August 16, 2011: Stike L. Johnson from Members Present. Add "Alternates L. Johnson and P. Tolman" to Public present, Page 2, paragraph 6, at the end add "for the purpose of the merits of the application." Correct the headers and footer. L. Kunhardt moves to accept minutes of 8/16/2011 as amended. P. Tolman seconds. Minutes approved unanimously. L. Ames abstaining.

New Business

L.Kunhardt introduces document "Planning Board Financial Management Procedures" as a template for organizing our bonding/surety procedures. Will email doc w/Mike's(Francestown TA) suggested changes to board for discussion next meeting.

Meeting adjourned 9:30p