

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

May 7, 2013  
**MINUTES**

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

Others Present: John and Pat Thalhauser, Abby T. Dawson, BJ Carbee, Betty Behrsing, Donna Barbalato, Judy Miller, Warren Kiblin, Deborah Rozen, Tom and Sandy Lowery, Thomas Anderson, Charlie Pyle, Ben Watson, Maureen von Rosenvinge

Barb Martin is taking the minutes.

The meeting was brought to order at 7:03 pm.

The order of the meeting was changed without objection.

**Master Plan Sub-Committee Update**

Larry Ames heads the discussion. The Master Plan is to be updated every 10 years, currently, the town is beyond that. There is still time to participate in the survey through the end of May.

Discussion ensues regarding the buildings currently owned by the town, as well as the various entities and town agencies who occupy them.

Buildings owned by Frankestown:

Town Agencies

Town Hall  
Town Offices  
Town Hall Annex  
FES (?)

Police Department  
Selectmen/Town Clerk  
Meeting/Board Room  
Archives

Discussion about size of each building. Town Hall is 60' x 40' with three levels. Town Office is 35' x 62 ' with two levels. Town Hall Annex is 45' x 35' with 1 ½ levels.

Discussion ensues regarding the use of each building, anticipated uses of each building, and potential uses of each building.

Further discussion concerning the possible uses of a renovated Town Hall and the potential uses designed to bring in funds to offset costs, and the occupant capacity of a renovated Town Hall.

Discussion ensues regarding the future of the current Town Offices, the history of various buildings, their historic use, and proposed future use.

Discussion ensues about the Annex and Police Station. Renovation and changes to the Police Station (located in the Annex) are expected to cost upwards of \$50k.

Further discussion ensues about the current Town Offices and possible changes that could be made.

Discussion ensues about how other towns have renovated their town hall and how these other towns use them.

Discussion ensues regarding how much a renovated Town Hall would actually be used for public and town use and not just for special events (renting out of the space).

Discussion continues about the current Town Offices, how it is used and if it is meeting the needs of the town.

Further discussion about the cost to renovate and bring the Town Hall to code and to make it structurally sound. Maureen von Rosenvinge advises the cost would be in the range of \$500k.

Discussion ensues regarding storage space at the Town Offices and possible ways to renovate and accommodate storage and police, as well as the needs of the Selectmen and Town Clerk.

Discussion ensues regarding the space at the Annex that is currently occupied by FIHS, their plans to move into the Bee Hive and what will happen with the Annex once FIHS moves.

Discussion about why some in town do not want to renovate the Town Hall at this time. It will cost a lot. It is seen as a want, not a need.

Further discussion about archives and storage, with a possible location being the Masonic Building.

Discussion ensues regarding the projected growth and needs of the town. The population of Frankestown has been 1217 in 1990, 1480 in 2000 and 1586 in 2009.

Master Plan discussion ends and the board takes a 10 minute break.

Board reconvenes at 8:50pm.

**Review of Minutes:**

April 16, 2013: Add audience members Betty Behrsing, Larry Labor, William Rainer, Roger Lube and Peter Martel.

H. Camirand leaves meeting to take an emergency call.

Kunhardt emphasizes the importance of having any proposed changes to minutes properly reflected in the minutes in "Review of Minutes" section. Kunhardt will get the notes to B. Martin to place in the April 16, 2013 minutes.

Motion to accept as amended: Tolman 2<sup>nd</sup> Arnold. All in favor, motion passed.

**Surety Policy:**

Discussion ensues regarding the requirements for a surety bond and how to address it. Kunhardt will discuss the matter with Town Counsel and will present her discussion at the next meeting.

Next meeting is May 21, 2013 at 7:00pm.

Meeting adjourned at 9:10 pm.

Respectfully Submitted,  
Barbara Martin