

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

September 16, 2014

APPROVED MINUTES

Planning Board Members Present: Larry Ames, Lisa Bourbeau, Lisa Wilsher, Sarah Pyle, Linda Kunhardt, Guy Tolman, Bob Lindgren and Henry Camirand. Others present: Building Inspector Ed Hunter, Betty Berhsing, Polly Freese and BJ Carbee.

The meeting was called to order at 7:02 PM

Discussion with Ed Hunter:

Building Inspector Ed Hunter met with the Board and handed out talking points regarding the new Proposed Sign Ordinance, adding a definition of a single family dwelling, NH Shoreline Permitting and dating the amendments made to the Town Ordinance.

The following points were discussed regarding the new proposed sign ordinance:

- • Definition of a sign, does it include banners, A-frame signs and cut-outs? A discussion ensued and it was agreed that these types of signs are allowed if they follow the rest of the ordinance.
- • Restriction of direction signs. The Board agreed the size of directional signs is decided by the Selectmen.
- • Restrictions of signs for identification purposes. The Board agreed there was no restriction on this type of sign.
- • Permitting Process. A discussion ensued and the Board agreed on their previous decision that they did not want a permit process in place other than what the Selectmen might choose to do for directional signs.
- • Clarification of on premise commercial sign restrictions of 12sqft. A discussion ensued where the Board discussed whether the wording was confusing and perhaps having wording that didn't include "sign post" would be better. The Board agreed that any changes to this section would need to be discussed and changed at the Public Hearing for the new proposed ordinance.
- • Should Farm Stand signs be listed here as well as in the regular ordinance? A discussion ensued and the Board agreed that a line could be added to section 4.3 as letter "d" to say as provided in section 3.16.

E. Hunter suggested adding a definition of a "Single Family Dwelling" since other dwellings were defined in the ordinance.

E. Hunter asked if the Board felt reference to NH Shoreline Permitting should be referenced in the ordinance in more detail versus just in the section regarding cutting trees around the shoreline.

E. Hunter asked if there could be dates referenced of when amendments to the ordinance were made. L. Kunhardt pointed out the section in the beginning of the ordinance that does reference dates and E. Hunter said that was what he was looking for.

L. Kunhardt asked E. Hunter what the status of the compliance case with Crotched Mountain Ski & Ride and Ed answered that he has checked the shields; they are in place and in compliance. Lindgren asked if he had looked at it with the lights on when it was dark and Ed answered no. L. Kunhardt said the Planning Board needs to formally close the compliance case now that the ski area is in compliance with the Notice of Decision and Ed Hunter has notified the board as such.

L. Kunhardt asked E. Hunter if he enforces new driveways that are on State Roads and Ed answered yes he would not issue a Certificate of Occupancy unless the driveway met the criteria and specifications.

Announcements & Communications:

The Board discussed the upcoming meeting of Southern NH Regional Planning Commission and asked G. Tolman to give an update to the Planning Board after each meeting.

The Board discussed the surveys that SNHRP were conducting on Election Day and whether that would have been a good day to get accurate results.

S. Pyle asked W. Brien-Baker to send a hard copy of the new zoning regulations to the Office of Energy and Planning.

Pyle solicited recommendations for volunteers to serve on the Master Plan Subcommittee.

L. Ames said the CRC met regarding the application for Scoby Road Realty Trust and found that it should not have been applied for under a Site Development Application. He said the CRC reviewed the materials as if it were a Subdivision Application and drafted a letter to the applicant listing the deficiencies and asked them to submit a plat. There was some discussion on needing erosion control on the plat and making sure that it was in compliance with State shoreland laws.

The Board discussed meeting at the site walk for the Scoby Road Realty Trust application at 6:00pm instead of 6:15pm although the official site walk would still start at 6:15pm.

Master Plan Discussion:

This discussion was continued to a future meeting.

Minutes:

L. Kunhardt said that amended minutes should be reflected in the following meeting minutes with all changes stated. The Board agreed.

B. Lindgren suggested anyone wanting an amendment should have it in writing and if approved by the Board will be given to the recording secretary. The Board agreed.

L. Bourbeau said there was content missing from the minutes where G. Tolman spoke about Cressy Hill Road and when the surveys were done for the Conservation Plan. A discussion ensued.

The minutes of August 19, 2014 were amended to read the following:

5th paragraph under Public Hearing “G. Tolman asked if the change in a classification of Cressy Hill Road from all previous classifications of the same road set a legal precedent. A. Arnold said she didn’t know. G. Tolman said that it was changed on every single map, except topo – that it was not a mistake, it was deliberate. G. Tolman said that he wanted that on the record. S. Pyle answered that classifying roads was not in the purview of the Master Plan, it is an overview, a guide. Road classifications cited in this - or in the 96 Master Plan – carry no force of law.”

Added the following paragraph as the 2nd to last paragraph in the Public Hearing section: “L. Bourbeau expressed concern about the number of respondents to the questionnaire. B. Hardwick explained that questionnaires were mailed to all residents. Several public hearings were held. Discussion about the methods employed in the 1996 questionnaire and the high level of response. Discussion about what was acceptable level of response.”

There was a discussion regarding whether or not the language of the second paragraph in the Background and Context Section of the Conservation Plan accurately described Frankestown. The consensus was that it did.

The Board agreed they would like to see the amended minutes of August 19th before approving them.

The next meeting will be held on September 23rd beginning at 7 PM.

H. Camirand made a motion to adjourn the meeting at 9:40 p.m. Seconded by L. Bourbeau. All in favor.

Respectfully Submitted,
Wendy Brien-Baker