

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

**January 21, 2014**

**MINUTES**

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

Others Present: John Thalhauser, Pat Thalhauser, Richard D. Roberts, Larry Laber, Polly Freese, Charlie Pyle

Barb Martin is taking the minutes.

The meeting was brought to order at 7:05 pm.

**Public Hearing:** Proposed amendments to Zoning Ordinance.

Kunhardt provided an overview to the audience/public present. Many proposed changes fall under “housekeeping and editorial” changes.

Discussion ensues regarding mobile homes/manufactured homes and where they are allowed.

Discussion ensues regarding which items fall under “housekeeping and editorial” and which do not, and what is considered a non-substantive change.

The change from mobile home to manufactured home falls under housekeeping and editorial.

Article 2

Discussion regarding wording of Article 2 – “undertake” should be “make.”

Discussion ensues regarding the wording of Article 2, possible re-posting for more clarity at a continued public hearing. Notice will be clarified and re-posted for a future public hearing.

Open to the Public:

Richard Roberts questions whether RV over 300 square feet will be allowed in town.

Discussion ensues regarding the definition of manufactured home vs. RV that meets the size and dimension requirements.

Discussion ensues regarding manufactured homes and RVs.

Board is unanimous on Article 2.

### Article 3

Discussion ensues regarding the purpose of removing forced merger of lots.

Board is unanimous on Article 3

### Article 4

Discussion regarding the proposed change and whether or not it is stricter than NH State Law. Current ordinance is different and uses different criteria for cutting and thinning of trees.

Will add the actual text of RSA 483b to the notice.

Board is unanimous on Article 4

### Article 5

Remove “b)” portion from ordinance. This will allow above ground propane tanks 50 feet closer.

Board is unanimous on Article 5

### Article 6

Public discussion regarding the regulated sign size and number of signs allowed.

Discussion ensues regarding adequate parking.

Larry Laber voices his concern over farm stands and how he believes allowing them will change the character of the town.

Motion by Pyle to change the allowed time for a stand from 24 months to 12 months. 2<sup>nd</sup> Arnold.

Motion passed 4 – 2 (Kunhardt and Bourbeau oppose, Lindgren abstains).

Discussion ensues regarding the definition of agricultural.

Board is unanimous on Article 6

Article 7

Discussion ensues regarding Life Safety Code and the out of date reference. Have it in the building inspection section of the zoning ordinance.

Board is unanimous on Article 7

Article 10

Change “c)” to include commercial.

Board is unanimous on Article 10

Discussion ensues regarding noticing for public hearing and the wording of the summaries, what will be posted and noticed.

**Announcements:**

Waiver for Little on driveway. Motion by Pyle to ratify the communication to Little by Board Chair. 2<sup>nd</sup> Arnold.

Motion passed 6 – 0 (Ames abstains)

Next meeting January 28 at 7pm.

Meeting adjourned at 9:41 pm

Respectfully Submitted,  
*Barb Martin*