

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

**February 4, 2014**

**MINUTES**

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

Others Present: M. Tartalis, P. Freese, L. Stewart, L. Laber, B. Berhsing

Barb Martin is taking the minutes.

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

**Public Hearing:** Proposed Zoning Ordinance Changes. The proposed changes were properly noticed and published, and text of complete change was also posted.

Article 2: Editorial and housekeeping changes, update of references.

Motion to accept as presented: Arnold, 2<sup>nd</sup> Tolman.

Motion passed by unanimous vote.

Article 3: Lot Merger cannot be forced.

7:06 pm, B. McNeil joins the board, Tolman steps down.

Motion to accept as presented: Pyle, 2<sup>nd</sup> Camirand.

Motion passed by unanimous vote.

Article 4: Replace regulations in shore land overlay to bring current with State regulations.

Motion to accept as presented: Pyle, 2<sup>nd</sup> Camirand.

Motion passed by unanimous vote.

Article 5: Allow above ground propane tanks closer.

Motion to accept as presented: Camirand, 2<sup>nd</sup> Pyle

Motion passed by unanimous vote.

Article 6: Update/modify the Preamble of Zoning Ordinance to emphasize agriculture.

Motion to accept as presented: Camirand, 2<sup>nd</sup> Pyle

Motion passed by unanimous vote.

Article 7: Remove Life Safety Code and keep in Building

Motion to accept as presented: Pyle, 2<sup>nd</sup> Camirand

Motion passed by unanimous vote.

Article 8: Allow farm and roadside stands as a permitted use.

L. Laber asks what the certain performance standards are.

Kunhardt explains the requirements.

Discussion ensues regarding the size of the buildings allowed, % of product sold and the potential for large operations.

Motion to accept as presented: Camirand, 2<sup>nd</sup> Pyle

Motion passed by unanimous vote.

Article 9: New Sign Ordinance.

Kunhardt advises the board that Town Counsel approves of the language proposed in the ordinance.

Discussion ensues regarding the size of signs.

Kunhardt reads a letter from Larry Laber.

Discussion ensues regarding types of lights on signs and how they are lit.

Discussion ensues regarding what might happen if the sign ordinance issue does not get addressed.

Discussion ensues regarding the enforcement of the current ordinance.

Bourbeau expresses her support for trying to put the amended ordinance forward, and then continue to work the ordinance further over the next year. Pyle disagrees with the proposed ordinance and would like to see it put forward only when it is more complete and has unanimous support from the board.

Kunhardt, again, advises the board that Town Counsel approves of the language.

Motion to table Article 9: Arnold, 2<sup>nd</sup> Pyle.

P. Freese expressed concern that the board is ignoring the sign issue.

Camirand recuses himself from the vote; Tolman steps in for the vote.

Motion passed 4 – 3 (Bourbeau, Kunhardt, McNeil oppose).

L. Laber questions the term “manufactured” over “mobile” home. Laber believes it is not an editorial issue. Kunhardt explains that Town Counsel has advised that the matter will become a housekeeping issue.

Attached to the minutes are the complete Zoning Ordinance changes.

Close the Public Hearing.

**Announcements and Communications:**

Board has received stream crossing and improvement for 2<sup>nd</sup> New Hampshire Turnpike from Chris Danforth & Assoc.

**Review of Minutes:**

January 28, 2014: Discussion ensues regarding the language surrounding the bond vote. Pyle would like the language changed, and submits recommended language.

Correct the amount to fund Scoby Pond Milfoil to \$17,000.

Discussion ensues regarding the estimated cost to restore the Town Hall.

Motion to accept as amended: Pyle, 2<sup>nd</sup> Arnold

Motion passed by unanimous vote.

**Other Business:**

Arnold informs the board of discussions by the Selectmen concerning the replacement of Highway Dept. vehicles, and reminds the board that the CIP is flexible.

Lisa Bourbeau sent a letter to the board in December 2013 concerning Cressy Hill Road. Kunhardt recommend the board should respond to the letter.

Discussion ensues regarding road improvement files and the Planning Board should have copies of these.

The Wohles/Franchestown Village Store would like to make changes to the store, and would like to know what they need to do.

Next Meeting March 4, 2014 @ 7:00 pm. Answer Bourbeau letter.

Adjourned @ 8:15 pm.

Respectfully Submitted,  
*Barb Martin*