

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

May 5, 2015

APPROVED MINUTES

Planning Board Members Present: Larry Ames, Chair
Sarah Pyle, Abigail Arnold, Lisa Bourbeau, Bob Lundgren and Linda Kunhardt

Others Present: Jack Munn, SNHPC, Betty Behrsing and Polly Freese,

M. Callahan is taking the minutes.

Call to Order: Larry called the meeting to order at 6:33 p.m.

Update from Southern NH Planning Commission – Solar Up
Jack Munn said that proposals from solar installers will be forthcoming. SNHPC is hoping to get prices up to 15% off solar installations for residents in the Solar Up program. Frankestown currently has 8 solar installations. SNHPC would like to double that amount.

Sarah reviewed home sales for the last year and the last 5 years and created a comparison report. She mentioned that Hancock is the most comparable in home sales with Frankestown. She used the MLS database to compile her report and discussed her method in creating the report and explained the layout. She thought using MLS would be more accurate than using NH Housing Authority data.

Land Use

Linda Kunhardt indicated that she has reviewed the maps quite extensively. She discussed recreational land use as related to man-made land use, she edited the list of uses and made suggested changes. There was discussion on the level of detail needed. Protocol for designation was discussed.

7:00 p.m. Member Bill McNeil joined the meeting.

A timeframe for a public forum was discussed. Jack Munn said that a traffic analysis and transportation model still needs to be done. He said that he will send an email to Larry Ames when the map revisions have been made and offer some dates for a workshop. Using the Town Hall for the workshop was discussed. Jack will attend the next meeting on May 19th.

Site Walk – Cemetery

The Taylor Estate has offered a parcel of land, Map 3 Lot 26, to the Town (with restrictions and conditions) in exchange for the Town waiving a land use change tax bill of \$8,100. A site walk took place prior to the meeting. L. Kunhardt indicated that she would like to see a written proposal of the offer. Abigail indicated the offer has been all verbal thus far. Soil mapping was discussed. Larry Ames questioned if the Town needed the additional land. Polly Freese pointed

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out that the land is forested and felt it may be costly to clear. She also expressed concern of the look of a cemetery opposite a cemetery at the entrance to the Town. Linda asked how many lots are currently available in the Town Cemetery. Polly said that are 189 lots, 4 urns of cremains per lot, and 163 full casket lots. In the last 11 years 44 lots were sold. It was suggested that some unused lots could be reclaimed by the Town. Currently a coffin lot is \$800 and an urn lot, which holds 4 urns, is \$600.

Sarah felt the Town should accept the lot despite whether or not the Town would use it soon. She added that nearby land is under contract for ½ of the original asking price. Abigail said by reducing future cemetery land purchase amounts in trust would free up more money for more maintenance now. B. Lundgren thinks the Town should accept the lot. Four likely scenarios were discussed.

MOTION: S. Pyle recommended the Selectmen accept Map 3 Lot 26, seconded by B. Lundgren.

Vote:

L. Ames in favor
 L. Bourbeau opposed
 S. Pyle in favor
 R. Lundgren in favor
 A. Arnold in favor
 L. Kunhardt opposed
 B. McNeil in favor

After discussion the Board felt the additional lot, Map 6 Lot 7-3 was not needed at this time.

MOTION: S. Pyle recommended the Town not pursue acquisition of Map 6 Lot 7-3, seconded by L. Kunhardt.

L. Kunhardt asked for discussion on the soil and aquifer issue.

Vote: All in favor.

Review of Minutes:

L. Ames asked if anyone had comments with the Minutes of April 21, 2015. He indicated that in the second Motion, the nomination of Linda should have read *chairman* instead of *secretary* and the Motion to Adjourn was made by B. Lundgren.

MOTION: A. Arnold made a motion to accept the Minutes as amended, seconded by L. Bourbeau.

Vote:

L. Ames in favor
 L. Bourbeau in favor
 S. Pyle in favor
 R. Lundgren in favor

- A. Arnold in favor
- B. McNeil in favor
- L. Kunhardt – abstained

Announcements and Communications

Receipt of letter and Plat from Todd Land Use Consultants dated 2/4/2015, a partial survey of Map 5 Lot 43

Receipt of a letter and Plat from Dahlberg Land Services for the Al Van Cleeve Trust, a partial survey of Map 3 Lot 108 (*inaudible - maps covering recorder*)

A telephone inquiry from Buddy Gregory regarding his desire to start a commercial barn wedding business was directed to Zoning Board of Appeals.

Next Meeting: Tuesday May 19, 2015 at 6:30 p.m.

Adjournment: Larry adjourned the meeting at 8:20 p.m.