

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

June 9, 2015

APPROVED MINUTES

Planning Board Members Present: Larry Ames, Chair; Linda Kunhardt, Secretary; Abigail Arnold, Lisa Bourbeau, Bob Lindgren, Guy Tolman and Betsy Hardwick, Alternate

Others Present: Jack Munn, SNHPC

M. Callahan is taking the minutes.

Call to Order: Larry Ames called the meeting to order at 6:07 p.m.

Workshop Agenda and Planning

Jack Munn was present to discuss the logistics of the upcoming workshop. He first confirmed the June 25th date and that there was adequate time to organize and gather everything that would be needed. He showed the Board a sign that his staff created that would be placed in locations around town to notify the public of the workshop. There will be 4 SNHPC staff members attending the workshop to facilitate and record sessions. David will do the introductions and L. Ames, as Chair of the Planning Board, will “say a few words.” Following a power point presentation by Jack on the demographics the whole group discussion will take place. Discussions will be prompted by pre-determined questions asked of participants. The subject of the discussions will be the issues facing the town today and future issues. After the group discussion the participants will break into small groups. The small group format is rapid fire responses to questions, without discussion. SNHPC will record the responses of participants and create a summary of the results. Jack expects the workshop to last about 1½ hours. The Board thought there may be about 50 attendees. The topic of refreshments was raised. After discussion it was agreed that each Planning Board member will bring a “snack item” to be shared. Larry will bring lemonade and send an email reminder to members prior to the workshop.

Member Sarah Pyle joined the meeting.

G. Tolman asked what methods would be used to publicize the workshop and generate interest. Jack showed the flyer his office created that will be displayed in key areas around town. A notice will be posted on the Town website and L. Ames will place an ad in the newspaper. G. Tolman went on to say that he thought a mailing to each resident may reach those who may be interested in attending but do not go to the places in town where notices are posted nor do they read the Francestown Newspaper. The Board discussed the various types of mailings and the costs of copying and postage. S. Pyle mentioned the “Every Door Direct Mail” that is supposed to be less expensive than a bulk mailing. It was determined that G. Tolman would condense the flyer to postcard size with the pertinent information, have copies made and mail. The minutes clerk will research which method of mailing is less expensive and advise G. Tolman. Each Board Member will send an email to all their email contacts notifying them of the Workshop and the notice will also be circulated via the Francestown Town News website which will send an email to all who have signed up to receive Francestown Town News.

Jack will bring a projector. A screen will be borrowed from the Old Meeting House or from the Town Office. The Board will arrive at 6:00 p.m. to set up. A. Arnold will arrange to have tables for sign in and food. Easels will be used to display maps.

Demographics Section of Master Plan

Jack stated he is still waiting to hear from the assessor on seasonal housing. A. Arnold wanted to define “seasonal” because there are seasonal properties throughout the Town, not just on the ponds. She asked if these properties were included. S. Pyle went through the assessor’s list of properties on the two ponds and a few others that she knew of and came up with 53 seasonal residences. This made her think the vacancy numbers in the report are inaccurate. Jack said that he will replace the census data with assessor data. It was asked how it was determined if a property was vacant. For example, does vacant include houses for sale? After discussion it was decided that the seasonal and vacancy numbers were skewing the data and not presenting an accurate picture. S. Pyle recommended using time-on-market as a better indicator of housing supply and demand. Jack agreed that it makes more sense and will remove the vacancy data. The Board had questions about the tables and charts in the report that they felt were misleading or inaccurate. After discussing the inaccuracies in some of the tables Jack determined that some changes should be made.

A. Arnold briefly commented on home schooling and asked that it be discussed further in the future.

Jack presented the new Land Use map with the updates L. Kundhart worked on. He also handed out Land Use data and smaller maps.

Next Meeting: June 16, 2015 - site visit Bible Hill Road
Public hearing on Little Lot Line Adjustment

Adjournment: Larry adjourned the meeting at 8:10 p.m.