

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

**August 18, 2015**

**APPROVED MINUTES**

Planning Board Members Present: Larry Ames, Chairman; Linda Kunhardt, Secretary, Abigail Arnold, Sarah Pyle, Lisa Bourbeau and Guy Tolman

Alternate: Betsy Hardwick

Others Present: Jack Munn, SNHPC

L. Kunhardt is taking the minutes.

**Call to Order:** Larry Ames called the meeting to order at 6:35 p.m.

Jack Munn of Southern NH Planning Commission was present to discuss updates to the demographics section of the Master Plan. Larry said that the data from the Visioning Workshop had been organized and that would also be discussed.

1. Master Plan

Jack Munn noted changes made to the draft demographic section as the Board previously requested. Information added and corrected include: pre-school children 2001-2015; graphs/charts now have corresponding text; housing styles and year built added; average time on market will be incorporated; tax comparisons with local towns shown as Full Value.

The Board agreed to postpone acceptance of the demographics section until a final draft is received and reviewed, which may be available at the next meeting on September 1, 2015.

2. Visioning Workshop

A summary was provided by SNHPC. A discussion regarding the Board's disappointment that no summary or conclusion was provided by SNHPC immediately following the workshop. The Board drafted their own summary at the last meeting. Guy Tolman submitted a spreadsheet of key words and categories from the workshop. The spreadsheet is attached to these minutes. Discussion ensued on future workshop topics and whether SNHPC will lead the discussions. Jack will check with SNHPC and get back to the Board.

The Board agreed the final Demographics and Housing sections will provide information for the upcoming Land Use section recommendations for future housing needs.

The Board agreed one workshop will focus on the Town Center attempting to define the Town's core values for the center. Business and commercial development questions will be discussed at the workshop, such as where should it go, what must be changed? The workshop will attempt to educate residents on existing zoning ordinances and regulations. A special exception history discussion ensued. It was agreed the same regulations should apply to all. Jack suggested

looking at Deerfield as an example of performance based zoning following a Colorado State model. A discussion regarding clarifying the difference between Special Exceptions and Conditional Use Permits took place.

Jack suggested Goffstown's standards as something to incorporate into site development regulations. A review of mixed use followed. A discussion of current state of expenses from SNHPC ensued. There was no line item available for review.

The Board agreed no work will be commenced by SNHPC that would result in further billing without prior approval by the Planning Board.

3. Solar-Up

Guy Tolman provided an update on the progress of the Solar-Up project. Betty Behrsing hosted a Solar-Up meeting update. The meeting was well attended, went well and there was another contract signed. More signups are expected. Abigail Arnold asked about the direct subsidies being held up. Guy admitted he had heard the same and said it's a possibility that may affect people who sign up after September. Abigail asked about the cap on the amount of electricity that qualified for net metering. Guy said they are close to meeting the cap and people who sign up after September will not get net metering.

4. Update on SNHPC Planning – Tolman will provide a copy for file.

5. CIP - Larry will email department heads that CIP time is near and a packet will be forthcoming following the Selectmen/Budget Committee Meeting on August 29 (sic), 2015.

6. Zoning Changes – Discussion ensued. Timing is an issue. Possible but not likely. Work of updated Master Plan is not finished. Workshops are not completed. See Goffstown standards/regulations on mixed use.

7. Abigail suggested we revitalize the Road Improvement Sub Committee

8. Minutes – The Board agreed to postpone review of minutes until the next meeting,

**Next Meeting:** September 1, 2015 at 6:30 PM

**Adjournment:** Larry adjourned the meeting at 8:08 p.m.