

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

January 5, 2016

MINUTES

Planning Board Members Present: L. Ames, L. Kunhardt, L. Bourbeau, A. Arnold, R. Lindgren, P. Tolman
Alternates Present: B. Hardwick
Others Present: P. Freese, E. Tolman, E. Behrsing, L. Stewart, K. Stewart, M. Tripp, E. Graham
L. Kunhardt is taking the minutes.

The meeting was brought to order at 6:30 pm.
S. Pyle arrives to join the board at 6:34 pm.

Review of Minutes: Motion: R. Lindgren moves to delay review of minutes. Second: A. Arnold. Vote: (favor) P. Tolman, L. Bourbeau, A. Arnold. L. Ames, R. Lindgren; (oppose) L. Kunhardt. Motion carries.

Review of Zoning Ordinance proposed changes: (1) proposed language for Article 7.10.2 Restaurants (interior alterations) relative to parking. Discussion ensues particular to restaurants. Board concurrently reviews proposed language for Art. 7.12 Retail Stores, Offices and Businesses, also relative to parking. Further discussion. Language should avoid indication Town will provide future parking.

Motion: R. Lindgren moves we modify Article 7.10.2: in first paragraph, strike existing 3rd, 4th and 5th sentences; insert new second paragraph - "Within the Village district, on street parking located outside public travelways may be allowed if the lot cannot reasonably accommodate on-site parking. Adequate sewage disposal facilities must be approved by the state."; and insert new third paragraph - "Outside the Village district, adequate off-street parking shall be provided in a discrete area(s) away from the street, appropriately landscaped to maintain the character of the area, in addition to a provision for handicap parking. Buildings and parking shall be set back at least 75 feet from side property lines. Water and sewage disposal facilities must meet the standards required for new construction." R. Lindgren further moves we modify Article 7.12 Retail Stores Offices and Businesses: strike existing 3rd sentence and replace with new parking language as above.

Second: S. Pyle Vote: (favor) L. Ames, A. Arnold, L. Bourbeau, L. Kunhardt, R. Lindgren, S. Pyle, P. Tolman Motion carries. (2) proposed language for Article 7.10.3 Convenience Stores relative to chairs and service. Board voted unanimously 12/15/2015 to go forward with this language. Discussion ensues. Council failed to provide input on this language. Motion: A. Arnold moves to insert same new sentence at end of existing paragraph - "Up to five chairs with a table may be available for use but not for service." Second: L. Kunhardt Vote: (favor) L. Ames, A. Arnold, L. Bourbeau, L. Kunhardt, R. Lindgren, S. Pyle, P. Tolman Motion

carries. (3) proposed language for Article IV Signs L. Ames gives brief/reason for sign ordinance revision (sign ordinances must be content neutral as per US Supreme Court 2015 decision Gilbert-AZ) and then reviews Ames/Arnold (A/A) version. Discussion ensues. P.Tolman (PT) reviews PT version. L. Bourbeau (LB) provides sign review discussion points and then reviews LB version. (Proposed versions plus LB-Points of Discussion on file 2016 ZO Article IV Signs proposed changes.) Further discussion ensues. Motion: S. Pyle moves to go forward with proposed changes to Article IV Signs using A/A (12/28/2015 version). Second: R. Lindgren. Discussion of motion ensues. S. Pyle amends motion to use A/A (12/28/2015 version) language except strike A/A text 4.1 and 4.2 and insert LB text for same; strike A/A 4.6 and 4.7; strike 4.3(b) and create single sentence; replace A/A 4.5 with e-mailed 4.5 (1/5/2016 version) except strike 4.5(e) (1/5/2016 version); Vote: (favor) A. Arnold, L. Ames, S. Pyle, R. Lindgren, L. Bourbeau; (oppose) L. Kunhardt, P. Tolman

Review of Minutes: 12/15/2015 - approved without objection as amended to correct header/footer dates and "Lindgren" typos.

Announcements and Communications: 1) L. Ames, today, did contact S. Heath asking for action item at SNHPC concerning waste disposal and associated: costs/options/recycling issues. 2) PB in receipt of letter from lawyer representing SPNHF alerting PB that property owner Richer, M5/L3 has petitioned SPNHF to subdivide parcel upon which SPNHF holds a conservation easement.

Next meeting: 1/18/2016 for Public Hearing on proposed ZO changes.

Meeting adjourned at 8:30 pm.