

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

October 18, 2016

MINUTES

Planning Board Members - Present: L. Ames, L. Bourbeau, L. Kunhardt, L. Stewart, P. Tolman; Absent - A. Arnold (ex-off), R. Lindgren
Alternates - Present: B. Hardwick, R. Behrsing; S. Pyle (ex-off) Absent - H. Camirand
Others Present: P. Freese, M. Bohnsack, B. Haubrich, R. Haubrich, Ted Graham
L. Kunhardt is taking the minutes.

The meeting was brought to order at 6:33 pm.

Review of Minutes: 10/4/2016 - amend by adding "P. Freese" to "others present" and approve as amended without objection. R. Behrsing abstains.

Correspondence: 1) Receipt of DOT driveway permit #04-159-0003R4 for Marshall, M1/L1;
2) Receipt of 4 lot subdivision application for Shattuck, M3/L29. Discussion ensues on dates for review. Discussion of request for scenic road review.

Public Hearing: L. Ames recuses from case and steps down. Sitting on case are members: L. Bourbeau, P. Tolman, L. Kunhardt, L. Stewart, (alt.) R. Behrsing for R. Lindgren, (ex-off alt.) S. Pyle for A. Arnold (ex-off). CASE #16-SD-03. A subdivision and lot line adjustment application from Francestown Land Trust, INC. on behalf of Janette Priest, property owner of Tax Map 2/Lot 2-1. The property is located at 1201 Russell Station Road and is in the Rural District. The subject property comprises 34 acres. The applicant proposes to incorporate an approximately 1 acre piece currently part of M2/L2-1 located on the north side of Russell Station Road into FLT property identified on the Francestown Tax Map as M2/L9 and located on same side of said road. Public Notice was posted locally and mailed to abutters 9/28/2016 and published in the Monadnock-Ledger 10/6/2016. CRC review was conducted 9/27/2016. CRC Chair L. Stewart presents case review. Waivers have been requested for all items in Section A relative to plats and no new plat has been provided. Discussion ensues. Further discussion. Motion: S. Pyle moves to grant waivers for purposes of accepting the application for discussion. Second: P. Tolman Vote: (favor) L. Bourbeau, P. Tolman, L. Kunhardt, S. Pyle, L. Stewart, R. Behrsing. Motion carries. Motion: S. Pyle moves to grant waivers for remainder sections for purposes of accepting the application for discussion. Second: L. Bourbeau Vote: (favor) L. Bourbeau, P. Tolman, L. Kunhardt, S. Pyle, L. Stewart, R. Behrsing. Motion carries. Motion: S. Pyle moves to accept application. Second: L. Stewart Vote: (favor)L. Bourbeau, P. Tolman, L. Kunhardt, S. Pyle, L. Stewart, R. Behrsing. Motion carries.

Ted Graham, of FLT, provides brief review of application. B. Hardwick, of FLT, relates FLT title search turned up a discrepancy between a recorded deed and the recorded Plan #9191. Discussion ensues. Question of whether a new plat is necessary to affirm results of decision. Continued discussion. Motion: S. Pyle moves to approve application as presented with conditions: 1) approval is contingent upon a 1 acre portion of M2/L2-1, owned by Priest, located on the north side of Russell Station Road, bounded on four sides by stone walls, shown on "Plat of Howard S. Costello Subdivision, Francestown, NH June 4, 1976" recorded in the Hillsborough County Registry of Deeds

(HCRD) as Plan #9191, being transferred and merged into the abutting lot, M2/L9, owned by Francestown Land Trust, INC., formerly owned by Turner and located on the same northerly side of said road. Lot M2/L2-1 is thus reduced by 1 acre. Lot M2/L9 is thus increased by 1 acre. **2)** receipt of a new Deed suitable for recording with this Notice of Decision. **3)** receipt of recording fee made payable to Town of Francestown. **4)** receipt of LCHIP fee made payable to HCRD/LCHIP. Second: R. Behrsing. Discussion on motion re: when a new plat may not be mandatory. L. Stewart affirms no precedent will be set by not requiring a new plat for this proposal. It will be presumed future applicants will inadequate documentation will be required to provide a new plat prior to acceptance. Vote: (favor) L. Stewart, S. Pyle, R. Behrsing, L. Kunhardt, L. Bourbeau (oppose) P. Tolman. Motion carries and application is approved with above conditions.

SNHPC: P. Tolman has no new items. R. Behrsing updates on Complete Streets - awaits further input from S. von Aulock; Solar-UP Program - one more Francestown house has gone solar.

Other Business: Scheduling for CRC 5:30pm, 10/25/2016. Site review 8:00am, 10/29/2016. Probable hearing 11/15/2016.

Master Plan Update: Working at getting some meetings before Thanksgiving. Draft of Land Use anticipated after "the holidays".

Accessory Dwelling Unit section of ZO review: Final draft language distributed: one shows markup and one shows as approved to date by board. Discussion ensues. A final change proposed. Consensus. Further discussion. Motion: S. Pyle moves to send Final Draft as amended to Town Council for review. Second: L. Kunhardt Vote: unanimous

Subdivision Regulations Review: Continued work postponed to future meeting.

CIP - Discussion ensues. Some items on chalkboard were crossed off without explanation. TA has provided a paper list, without context. Chair will check with Jamie as to explanations of list items and chalkboard changes. Possible need to add non-cap warrant article for invasives control on town lands. Discussion of equipment costs and possibility of changing dates of outputs in the plan. There does not appear to be items not found on both lists. Discussion of Fire Ponds and how even though they may not rise to become a CIP project for a particular year, they ought be discussed annually as part of our Emergency Management Plan obligation.

Next meeting: November 1, 2016 at 6:30pm

Meeting adjourned at 8:45 pm.