

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

November 15, 2016

MINUTES

Planning Board Members - Present: L. Ames, A. Arnold (ex-off), L. Bourbeau, L. Kunhardt, R. Lindgren, L. Stewart, P. Tolman; Absent - none.

Alternates - Present: B. Hardwick, R. Behrsing; H. Camirand Absent - S. Pyle (ex-off)

Others Present: P. Freese, E. Behrsing, K. Camirand, B. Haubrich, S. Jonas, B. Tolman, K. Pobst, K. Olsen, M. Shattuck, Mr. M. Murphy, Ms. M. Murphy, S. Heath, D. Jonas, Attorney Darin Brown
L. Kunhardt is taking the minutes.

The meeting was brought to order at 6:30 pm.

Review of Minutes: 11/1/2016 - approved as proposed; R. Lindgren abstains.

CIP: T.A. Jamie Pike reviews proposed 2017-2022 Capitol Improvement Plan items relative to fire department. Fire Chief L. Kullgren provides details. Discussion re: significant outside service ambulance costs. FVFD continues to investigate options. Currently untimely to fit FVFD rescue truck as ambulance. Discussion re: fire ponds and maintenance of same. A program of scheduled fire pond maintenance (brush cutting, dredging) is desirable with probable 4 or 5 yr. rotation. Option is to add funding to Hgwy. budget and confirm program details with all parties. Discussion re: cisterns and prohibitive cost of those large enough (30,000 gal.) to be useful.

Other Business: 1) L. Kullgren will provide proposed subdivision language relative to driveways. 2) Discussion re: Town Council response to ADU draft language. Board unclear exactly what changes council proposes. Discussion of parking. Discussions continued to later time.

Public Hearing: Tolman recuses. Sitting on case - L. Ames, A. Arnold, L. Bourbeau, L. Kunhardt, R. Lindgren, L. Stewart, R. Behrsing (sits for Tolman). CASE #16-SD-04 A subdivision application from Mellissa and Ron Shattuck, Jr. owners of property identified on the Frankestown Tax Map as Map 3 /Lot 29 comprised of 25.3 acres. Property is located at 761 2nd NH Turnpike S. The property is in the Rural District, each of the Wetlands and Vernal Pool, Steep Slope, Shorelands, and Flood Plain Conservation Overlay Districts. The applicant proposes a four lot subdivision consisting of three new residential lots and one remainder lot, the remainder lot to retain existing dwelling and other structures. Public Notice was posted locally and mailed to abutters 10/31/2016 and published in the Monadnock-Ledger 11/3/2016. CRC review was conducted 10/25/2016 (See file). A site inspection was held 10/29/2016. Applicant presented revised plans 11/15/2016 adding Shoreland Overlay District to notes and Shoreland setback lines plus a draft common driveway easement example. CRC Chair L. Stewart discusses review. Items provided to date correct prior deficiencies. **Motion:** A. Arnold moves to accept application as complete for the purpose of discussing the merits. **Second:** L. Bourbeau **Vote:** (favor) L. Ames, A. Arnold, L. Bourbeau, L. Kunhardt, R. Lindgren, L. Stewart, R. Behrsing. **Motion carries.** Applicant requests a waiver for HIS Maps. PBoard declines to grant waiver at this time. Agent for applicant, Mike Ploof, LLS of Fieldstone Consultants, PLLC presents project. Discussion ensues re: required frontage must be on one road. Agent will correct plan to show frontage

distances for proposed remainder lot on individual roads and not as a combined total from two roads. Continued discussion: **1)** the property contains prime agricultural soils; **2)** property meets criteria for Open Space Development review; **3)** proposed configuration of lot #3 necessary to avoid setbacks results in narrow banding of usable space; **4)** PRLAC review - what first action triggers review? Conservation Commission provides opinion and report (See file). Discussion: **1)** dumping of debris over wall into resource area; **2)** stump dump should be shown on plan; **3)** NH highest ranked wildlife habitat along river corridor; **4)** prime farmland soils **5)** request for natural resource assessment/analysis and review under ZO Article V, Open Space Development. Further discussion. L. Ames opens public comment. Abutters: Mr. M. Murphy re: extent of clear cutting, stumping and logging within river 100yr flood line prior to notice of subdivision; P. Tolman re: land owner rights, acreages and extent of land uses in town; Ms. M. Murphy re: developing with regard to community and natural resource values verses conventional development. Agent Ploof re: proposal is reasonable as fewer lots are proposed than could have been proposed. PB members: land owner rights; resource of most importance is river corridor for wildlife and water quality - desire to preserve same- clustering homes closer to 2nd NH Turnpike S. reasonable - clustering or building envelopes would provide protection - concern is to keep building impacts away from river corridor; Attorney Brown re: possible designation of Shorelands line as no work line. PB members: stones walls good boundary markers - important to keep intact, on Cross Rd (unclear on tape?); discuss possibility of moving home of lot #1 uphill (modified cluster); opportunities preliminary review would have provided all parties. Agent: Ploof asks for conditional approval. Discussion ensues. Discussion of common driveway and whether it meets backlot/shared driveway requirements. Discussion of frontage. Motion: L. Kunhardt moves to continue the hearing. Second: A. Arnold. Chair calls break re: review frontage reference. Subdiv regs. Section (V)(A)(5)(b) and (f). Motion: L. Stewart moves to allow the existing Cross Rd. driveway on the existing/remainder lot to remain as is instead of requiring a new curb cut on 2nd NH Trnpk for safety reasons. Second: A. Arnold Discussion: L. Kunhardt notes to approve both proposed Lot 1 and remainder Lot 3/29 driveways on Cross Rd results in the creation of a new non-conforming lot having inadequate frontage on an approved road. Discussion of adding note to plan - No development east of ... stonewall? shoreland line? Francestown wetlands line? Continued discussion. Purple line? H. Camirand questions address for remainder lot. Assessors to correct. Revisit outstanding motion on driveway Vote: (favor) R. Lindgren, R. Behrsing, L. Stewart, L. Bourbeau, L. Ames, A. Arnold (oppose) L. Kunhardt. Motion carries 6/1 and existing Cross Rd driveway location for remainder lot is granted. Waiver for HIS mapping. Motion: A. Arnold moves to grant HIS waiver request. Second: R. Behrsing Vote: unanimous. Motion carries and HIS waiver is granted. Ought building envelopes be placed on plan especially for proposed lot 1? Discussion - limited 2 acres contiguous is effectively a building envelope. Motion: A. Arnold moves a note be placed on the plan that to the east and north of the Francestown 100 ft. wetlands setback line as shown on the plan, there will be no development, structures, or impermeable surfaces, other than proposed Lot 1 driveway and its associated culverts. Motion is withdrawn as applicant is agreeable to note being placed on plan. Discussion ensues. Revisit outstanding motion to continue public hearing. Further discussion of possible draft NOD. Add stump dump location to plan. Remove debris pushed over stonewall into resource area. Driveway length of proposed Lot 3 - unknown, 275+/-feet will require fire dept. input. Again revisit outstanding motion to continue public hearing. Without objection public hearing is continued to 6:30pm, Dec. 6. 2016. Discussion of Mylar. Discussion: advise Agent for applicant that setting bounds prior to final approval is at their own risk.

Public Hearing continued to 6:30pm, December 6, 2016.

Next meeting: November 16, 2016 at 6:30pm
Meeting adjourned at 8:55 pm.