

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

**November 29, 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: S. Pyle (ex-off) Absent - B. Hardwick, R. Behrsing, H. Camirand  
Others Present: P. Freese, H. Kunhardt  
L. Kunhardt is taking the minutes.

The meeting was brought to order at 6:35 pm.

**Review of Minutes:** **1) 11/15/2016** - approved as amended (add Attorney Darin Brown to "Others Present"; remove and replace proposed language with corrected language for two motions by L. Stewart re: existing Cross Rd. driveway for proposed remainder lot) Pyle abstains; **2) 11/16/2016** - approved as amended (correct names of members/alternates present/absent; typo) Bourbeau, Pyle, Stewart abstain.

**CIP:** Continue review, prior to finalizing DRAFT CIP 2017-2022 plan. Highway Department - P. Tolman moves to strike line item for backhoe and funding for same from 2019 year of plan due to lack of documentation for backhoe use. Discussion ensues. More study needed to determine if purchase of either a backhoe or rubber-tired excavator would better serve town needs. Continued discussion. Consensus: PBoard recommends name change of line item in schedule under Highway and Streets section from "Backhoe (Used)" to "Backhoe/Rubber-tired Excavator (Used)" and to leave scheduled funding; General Government 1 (Heritage Museum) - L. Kunhardt moves to not fund a concrete slab basement floor pending further study. Discussion ensues. Project as presented is incomplete and considered premature. Consensus: PBoard recommends not funding a Heritage Museum concrete slab floor pending further study. **2)** (Police Station) - L. Stewart moves to not fund Police Station improvements as once Town Hall is completed, Lower Level Offices might serve as Police Station and business currently conducted here might move to the Town Hall (or back to Annex). Discussion ensues. Proceedure is to have adequate plans and cost estimates prior to acceptance into CIP. H. Kunhardt reminds board of mandated needs of station. Continued discussion. Motion: L. Stewart moves to strike \$100,000.00 for police station improvements. Second: L. Bourbeau. Discussion ensues. Stewart revises motions to reduce amount by \$80,000.00 thereby leaving \$20,000.00 for Police Station improvements. L. Kunhardt reads revised combined motion: Reduce line item amount of General Government Buildings to \$32,000.00 with \$12,000.00 of that amount to be used for future Transfer Station improvements and \$20,000.00 of that amount for future Police Station improvements. Vote: Unanimous and the General Government Buildings recommended funding level is \$32,000.00. **3)** (Add'l Town Hall Funding) - S. Pyle mentions donations plus fund raising for the \$1,000,000.00 Town Hall renovation have not met amount agreed would be raised prior to Bonding and is concerned about losing LCHIP grant. Discussion ensues. Motion: S. Pyle moves to increase amount for additional Town Hall funding to \$225,000.00. Second: L. Bourbeau. Vote: (favor) L. Ames, L. Bourbeau, L. Stewart, P. Tolman, S. Pyle (oppose) L. Kunhardt. Motion carries 5/1 and recommended funding level is \$225,000.00.

General discussion ensues of Capitol Improvement Plan. **1)** Timing of replacing vehicles ought be reviewed. Last road study report was 2004. Economy plus availability of used vehicles is different. Consensus: PBoard recommends updating the Road Study prior to expenditures scheduled for 2018 and beyond and adding life cycle analysis of vehicles with other cost basis information. **2)** Fire ponds - again discuss fire ponds, lack thereof, costs of building verses cisterns. Need has not diminished and savings should resume. Motion: L. Ames moves to add \$5,000.00 to Fire Ponds. Second: L. Stewart Vote: (favor) L. Ames, L. Bourbeau, L. Stewart, P. Tolman, S. Pyle (oppose) L. Kunhardt. Motion carries 5/1 for recommended funding of Fire Ponds at \$5,000.00. Letter to be sent to TA as to recommendations from PBoard for CIP 2017-2022.

**ZO ADU:** Discussion ensues re: incorporation of Town Council's comments and suggestions into working DRAFT. Continued discussion particularly about parking. Final Draft proposal references ZO Section VIII Definitions: Parking Space. Motion: L. Kunhardt moves to send draft dated 11/29/2016, as amended, forward for Public Hearing. Second: S. Pyle Vote: unanimous and Public Hearing will be scheduled for 1/17/2016.

**Subdivision Regulations Review:** **1)** Consensus is to add one of the diagrams L. Ames brought forward as the Sub.Div.Reg. Schedule J. **2)** L. Kunhardt provides verified proper references outstanding from last meeting and will contact R. Behrsing for file update of proposed revisions. **3)** P. Tolman discusses Fee Schedule and possible discrepancy in how fees are apportioned. P. Tolman to provide possible solution. It remains an objective to include Sub.Div.Reg revisions notice with the notice for the ZO change proposal.

**Communications:** **1)** Received copy of MP subcom minutes. **2)** Chair received question from property owner of process re: use rental property as office space - referred to ZBA. **3)** Secretary received two questions 1) land surveyor re: particular old septic design plans - none found. 2) land surveyor re: process to relocate building envelope on an approved plat - discussed draft documents board is considering with Sub.Div.Reg revisions and probable need for rehearing case. **4)** A Culvert Prioritization Workshop is scheduled 12/14/2016, at New Boston Public Library, 7:30-9:00pm.

Next meeting: 6:30pm on Dec.6, 2016

Meeting adjourned at 8:35 pm.