

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

December 6, 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; Absent - H. Camirand, S. Pyle (ex-off)
Others Present: P. Freese, B. Haubrich, R. Haubrich, S. Jonas, D. Jonas, K. Pobst, K. Olsen, T. Olsen, M. Shattuck, Mr. M. Murphy, Ms. M. Murphy
L. Kunhardt is taking the minutes.

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

Review of Minutes: 11/29/2016 - approved as presented; A. Arnold and R. Behrsing abstain.

L. Ames reviews 11/15/2016 approved minutes prior to continued Public Hearing.

Public Hearing: continuation from 11/15/2016 of CASE #16-SD-04, a four-lot subdivision application from Mellissa and Ron Shattuck, Jr. owners of property identified on the Francestown Tax Map as Map 3 /Lot 29. Tolman recuses. Sitting on case - L. Ames, A. Arnold, L. Bourbeau, L. Kunhardt, R. Lindgren, L. Stewart, R. Behrsing (sits for Tolman). Agent Ploof provides revised plans dated 12/5/2016. Note 13 has been added: "THERE SHALL BE NO DEVELOPMENT, STRUCTURES OR IMPERMEABLE SURFACES, OTHER THAN THE PROPOSED LOT 1 DRIVEWAY AND ITS ASSOCIATED CULVERTS, EAST AND NORTH OF THE FRANCESTOWN 100 FOOT WETLANDS SETBACK LINE AS SHOWN ON THIS PLAN." Agent Ploof re: common driveway for proposed lots 2 and 3 - apprises PBoard that at recent meeting with Fire Chief discussing an undetermined final driveway length for proposed lot 3, the Chief verbally agreed that at 400 feet along the proposed common driveway as shown on plan with revision date 11/15/2016, that a 100 foot by 100 foot turnaround, partly created within proposed remainder M3/L29, would be acceptable for Fire Department access to lot 3. Turnaround necessitates an easement on remainder M3/L29. Question as to whether Chief's response reflected possibility of final lot 3 driveway being longer than 500 feet, requiring engineered driveway plans and separate hearing by PBoard. Discussion of driveway regulations ensues. Agent Ploof re: illegal dumping. Report provided from soil scientist stating no infraction nor impact. Concom concurs. PBoard members: Discussion re: revisit 11/15/2016 meeting where applicant agreed to show required frontage for remainder M3/L29 on 2nd NH Turnpike South separate from same lot's less than required frontage on Cross Rd. No correction shown on revised 12/5/2016 plan. Continued need for same and note shall be added to plan; encroachment of development on riparian corridor especially proposed lot 1, other proposed lots to the west do not appear problematic, lot 1 buildable area is proposed on a 10-15% slope with remainder area of that lot non-buildable at more than 25% slope plus wetland/shoreland resources, currently wooded in protected river corridor area, often owners of newly created lots cut down all trees which adversely impact the river and wildlife corridor by loss of the tree canopy which adversely impacts water quality through changes in water temperature. An open space development would allow the lots to be on the upland western side of the property while protecting the sensitive river corridor aspects of the lot; discussion of how loss of tree canopy along river corridor impacts river/water quality/wildlife habitat/sense of natural place on rural river. Continued discussion. Discussion of natural vegetation

removal along the 1760 feet between river edge and 100 foot flood hazard line. Discussion - possible condition referencing language from Shorelands standards. Motion: R. Lingren moves to take up Open Space Development of this plan so that there is no existing lot 1 but the third lot is within the lot 2 and 3 area. Second: A. Arnold; Chair notes it would be beneficial to have something in the subdivision regulations that requires preliminary review when projects meet Open Space Development criteria. Vote: (favor) R. Lingren, L. Kunhardt; (oppose) L. Ames, A. Arnold, L. Bourbeau, L. Stewart, R. Behrsing. Motion does not carry and there will be no required review under Open Space Development. PBoard agrees language will be added to plan re: river corridor management/maintenance. Discussion re: first draft NOD. Continued discussion. More discussion. Discussion re: submitted common driveway language appears problematic - requires paving, requires 50-50 maintenance funding between owners regardless of who does work or what work entails or who decides on work. Continued discussion. Noted: no need to rush approval as 65 day time period for final decision is Thursday, 1/19/2017. Abutters: Mr. M. Murphey question on topo numbers. Agent Ploof: topo numbers start from an arbitrary figure yet remain true to grade changes. PB members: re: common driveway agreement/easement language - a revised draft must be submitted that is agreeable to Town Counsel. Continued discussion of possible conditions for NOD. Plan need not be approved prior to considering what all of the appropriate conditions shall be and how best to word same. Continued discussion on draft NOD. More discussion. Motion: A. Arnold moves to strike draft NOD #9 condition. Second: R. Lindgren; Vote: (favor) L. Stewart, A. Arnold, R. Behrsing, L. Bourbeau, R. Lindgren; (oppose) L. Ames, L. Kunhardt. Motion carries 5/2 and no time limit will be placed. Review conditions (see NOD). Motion: L. Ames moves to approve plan with conditions precedent. Second: A. Arnold Vote: (favor) L. Ames, A. Arnold, L. Stewart, L. Bourbeau, R. Behrsing, L. Kunhardt; (oppose) R. Lindgren. Motion carries 6/1 and application is approved with conditions precedent. Motion, Second and Vote on conditions for NOD same as previous 6/1 and an NOD will be issued.

Subdivision Regulations: review continued to future meeting. R. Behrsing and L. Kunhardt to meet and rectify proposed changes to date.

Communications: **1)** Eversource contacted Chair re: one ash tree cut on Poor Farm Rd. was not listed at most recent Scenic Road Hearing. Tree dead at time of cut. Apologies extended, PBoard accepted, no action. **2)** A. Arnold (ex-off) comments on PBoard's recommended 2017-2022 CIP. There was a unanimous vote to approve the plan, S. Pyle (ex-off alternate) casting a favorable vote for the Selectmen.

ZO proposed changes re: ADU language: Language previously finalized. Public hearing will be scheduled for 1/17/2017.

Next meeting January 17, 2016

Meeting adjourned at 9:05 pm.