

THE PLANNING BOARD
TOWN OF FRANCESTOWN, NEW HAMPSHIRE

January 17, 2017

MINUTES

Planning Board Members - Present: L. Ames, A. Arnold (ex-off), L. Bourbeau, L. Kunhardt, P. Tolman; Absent - R. Lindgren, L. Stewart
Alternates - Present: B. Hardwick, R. Behrsing; Absent - H. Camirand, S. Pyle (ex-off)
Others Present: none.
L. Kunhardt is taking the minutes.

The meeting was brought to order at 6:35 pm.
R. Behrsing sits for R. Lindgren, B. Hardwick sits for L. Stewart

Master Plan: Subcom member Karen Fitzpatrick presented an outline of mapping services and costs, to be provided by Dan Sunquist, for use in updating the MP Land Use Section and requested PBoard authorize \$2,600.00+/- funding of same. Discussion ensues. Motion: L. Ames moves to approve expenditure. Second: A. Arnold. Vote: (favor) L. Bourbeau, R. Behrsing, L. Kunhardt, L. Ames, B. Hardwick, A. Arnold (oppose) P. Tolman. Motion carries 6/1 and mapping expenditure is authorized.

Review of Minutes: 12/6/2016 - Discussion re: voting and voting process. A previous vote may not have been done correctly. P. Tolman stated that the process of motions, discussion, votes must be done according to strict rules and procedures. PBoard agrees and will become more focused and orderly. New discussion re: NOD. PBoard suspends NOD discussion and returns to approval of minutes. Motion: R. Behrsing moves to approve minutes of 12/6/2017 as presented. Second: L. Ames Vote: (favor) Unanimous and minutes of 12/6/2016 are approved. Discussion resumes re: NOD. Further discussion. Motion: A. Arnold moves to strike first phrase of Item #4 "As an alternative to requiring Open Space Development under the Francestown Zoning Ordinance Article V," and to reissue NOD minus said phrase. Second: L. Ames Vote: (favor) Unanimous and NOD will be revised and resent. Discussion re: general discussion of how board might improve review process of subdivisions. Further discussions re: 1) Open Space Development Ordinance; 2) Current Use tax benefits versus losses. No action.

Public Hearing: Proposed Changes to the Zoning Ordinance relative to Auxiliary Dwelling Units.

Chair opens Public Hearing at 7:15pm. Proper notice was provided on January 5th by publication in the Monadnock Ledger-Transcript, and posting in the Francestown Post Office, Town Offices, GHBM Library and town website on the same date. There were no comments at the public hearing and the board received none by other means. This language was approved by Town Council. Motion: L. Kunhardt moves to send forward the proposed language to Town Meeting. Second: L. Ames Discussion ensues. PBoard spent numerous hours reviewing Zoning Ordinance relative to Auxiliary Dwelling Units following recent NH legislative changes scheduled to go into effect June 1st, 2017. Vote: (favor) R. Behrsing, L. Kunhardt, L. Ames, B. Hardwick, A. Arnold, P. Tolman, L. Bourbeau. Unanimous and proposed changes will go to Town Meeting. Discussion re: text for ballot questions is to be similar to language used in Town Report. Actual proposed text will be posted on election day by Town Clerk.

SNHPC: P. Tolman provides brief overview of Transportation items, how monies are distributed to Towns and difficulty of shepherding projects through for funding. Mention of SNHPC request for input re: how should NH spend Volkswagen settlement monies? No action.

Subdivision Regulations Review: R. Behrsing provides a final review of the 2016 SubDivRegs proposed changes. One file contains only housekeeping updates; the second files contains items considered to be substantial changes. Discussion re: items have been previously discussed by board and are here presented as "housekeeping". **Motion:** R. Behrsing moves to accept "housekeeping edits" 1-8 and 10 as listed on summary of "Housekeeping" edits, and that these edits will be made prior to public hearing on substantive proposed change items. **Second:** L. Kunhardt **Vote:** (favor) L. Kunhardt, L. Ames, B. Hardwick, A. Arnold, R. Behrsing, P. Tolman, L. Bourbeau. Unanimous and housekeeping edits will be made. Discussion continues re: substantive items are reviewed one item at a time. PBoard agrees with changes as proposed on summary list. Added an additional change item in Section VIII B by striking 4 and replacing it with 5. An old appendix J and K have been located, will be scanned and returned to the appendices. Discussion ensues re: J and K appendices. Consensus is to keep the old J and K and as they are not changed, they do not require public hearing. Continued discussion. Added additional change item in Fee Schedule 9(c) striking 9(c) relative to a HCRD \$2.00 surcharge as it is incorporated in our current rate. **Motion:** R. Behrsing moves to take proposed substantive changes to public hearing **Second:** L. Bourbeau. Discussion re: Chair reminds board of items previously discussed - possible form for amending approved subdivisions, addition of time periods, etc. upon which there has been no action. Consensus is to go forward with current proposal which will result in an accurate clean copy from which the board may then begin considering other possible substantive changes. **Vote:** (favor) L. Kunhardt, L. Ames, B. Hardwick, A. Arnold, P. Tolman, R. Behrsing, L. Bourbeau. Unanimous and proposed language will go to Public Hearing, possibly on 2/21/2017.

Announcements and Communications: **1)** Chair spoke with Eversource. Scenic road tree cutting scheduled for completion by Jan. 1st is ongoing. PBoard consensus is that work may continue provided trees appear on previously approved list. **2)** Discussion re: post office and possible use conversion of same. No action. **3)** Letter received from SNHPC indicating a hard copy of the Culvert Guide has been delivered to the Town of Frankestown. Location of said copy is unknown. Chair will track down copy. **4)** Minutes of 1/12/2017 were received from the Master Plan Subcom. **5)** Planning Board member terms of office end for P. Tolman and L. Bourbeau. Submittal dates for elected candidates are Jan 25 - Feb 3, 2017. **6)** Selectmen asked Chair if PBoard had been contacted by daycare located on New Boston Road. No contact. Discussion. Zoning Ordinance allows in home businesses if they meet certain criteria. Site development regulations do not require review if certain criteria are met. A parenthetical phrase appears to target daycare and mixed schools if a sign is erected. PBoard agrees to review the in-home business section during upcoming 2017 year.

Next meeting: 6:30pm on Tuesday 2/21/2017
Meeting adjourned at 8:25 pm.