

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

February 21, 2017

**MINUTES**

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

The meeting was brought to order at 6:30 pm.  
R. Behrsing sits for R. Lindgren.

**Review of Minutes:** *1/17/2017* - Amendments to proposed minutes: **1)** Delete "PBoard is advised"... from second sentence in "Review of Minutes" and insert "P. Tolman states"... **2)** Delete "Chair spoke to Knight's"... from Announcements and Communications **2)** and insert "Discussion"...**3)** Insert date "1/12/2017" of draft MP minutes.

**Public Hearing: Proposed Amendments to Frankestown Subdivision Regulations:** Chair opens Public Hearing at 6:35 pm. Public Notice was properly provided by publishing in the Monadnock Ledger-Transcript, plus posting at the Frankestown Town offices, Post office and GHBM Library on Thursday Feb. 9, 2017. The board received no comments. The board previously discussed the proposed amendments and agrees that the amendments ought be made. The Hearing is closed. **Motion:** L. Kunhardt moves to adopt the amendments to the subdivision regulations as proposed. **Second:** A. Arnold **Vote:** (favor) L. Ames, A. Arnold, R. Behrsing, L. Bourbeau, L. Kunhardt, P. Tolman, L. Stewart. Motion carries and amendments are adopted. Finalization will occur when document has been signed by PBoard members and filed with the Town Clerk.

**Other Business:** Discussion re: D. Willhoit rents one of two homes, currently owned by Ellis, located at Old County Rd. South, on M2/L43. The question to the board: was it feasible to subdivide? Brief review of frontage and lot size indicates need for a variance and contact suggests be made with the ZBA. PBoard mentioned another current owner of two duplexes located on a single lot on East road may seek condominium status for those duplexes. (See RSA 356 B:5).

**Master Plan Update:** Draft sub-committee minutes received.

**SNHPC Topics:** Discussion re: recent SNHPC culvert meeting and associated report. The data sheet are incorrect. It is unclear if the recommendations are based on incorrect data. B. Hardwick believes H. Kunhardt and G. Paige have attempted to correct any wrong info apparently without success.

**Announcements and Communications:** **1)** PBoard was contacted by D. Hanley, a property owner of two duplexes located on a single lot, M8/L16, on East road who may seek condominium status for those duplexes. (See RSA 356 B:5). Chair contacted town council who indicates condo conversion is a subdivision. Chair notes our subdivision regulations fail to address condo conversions which results in use of standard subdivision application form and procedures should any condo conversion be

sought. 3) Building inspector communicated to Chair that he has been in contact with New Boston Rd. daycare center and has suggested owner/operator contact the planning board. Discussion: No basis was provided to PBoard by Building inspector. What PBoard approval does owner/operator lack? Further discussion: Lack of clarity in ZO (3.9.1) relative to in home business; Site Development regulations lack of clarity relative to daycare/schools; board previously agreed to work on this issue in 2017. 4) Receipt of Wetland Permit Application form PLC for habitat enhancement. No action.

**Action Items:** 1) P. Tolman will contact H. Kunhardt and/or G. Paige re: how/who will complete a correction of currently wrong culvert data for Frankestown in the SNHPC Culvert Project Database. 2) L. Ames will check HCRD for recorded Hanley plat.

Meeting adjourned at 7:35 pm.

Next meeting: 6:30pm on Tuesday March 21, 2017.