

The Planning Board
Town of Frankestown, NH
Meeting Minutes
March 20, 2017

Linda Kundhart sitting in as Chairman called the meeting to order at 6:30pm

Members Present: Linda Kunhardt, Robert Lindgren, Betsy Hardwick, Selectmen Representative Abigail Arnold, Lisa Stewart, Karen Fitzgerald, Sarah Pyle, Alternate Ruth Behrsing, Alternate Tom Anderson

Members Absent: none

In attendance: Peter Mellen, Tom Peters, Polly Frieze, minutes clerk Kaela Law

Communications: Historical Resources Department is requesting to be involved with Russell Station Rd. NHDOT statewide Freight Summit invitation. Invitation from SNHPC to participate in pedestrian counting data. Flood Plain Management Program from the NH Office of Strategic Initiatives survey to determine training. NHDES is requiring mitigation for the Hoey property because of previously impacted wetland due to tree clearing and stumping.

Lot Line Adjustment: Tax Map 2 Lots 2 & 2-1, Russell Station Rd. Prepared for and Land of Chad M. & Debra M. Mills. Review of plans.

Public Hearing: Case Number SD-1801. Tax Map 5 / Lot 63-4. The property is located at 15 Pleasant Pond Road. Formal submission of application for subdivision. Completeness Review Committee Chairman Lisa Stewart noted discrepancies within the legend. Applicant provided new plans with compliance updates. Now shown in the legend are: Setback Lines, Rebar Set, Drill Hole Found, Iron Pipe Found, Iron Pipe Found On Line, Wetland Setback Line, Potential Well, Drilled Well, Overhead Telephone and Electric Lines. Peter Mellen, "We also added Vernal Pool setback since they have different regulations than wetland setbacks." Applicant was asked to add all the overlay districts, in addition to Rural District. It is in the Rural District, Wetlands, and Vernal Pool, and Steep Slope Conservation Overlay Districts.

Applicant is asking for waivers.

Motion: (Lindgren/Hardwick) To accept the plan for review.

Vote: (7-0-0) The motion carried.

Waiver requests for a High Intensity or Site Specific Soil Sample mapping. PB will hold off on granting request until a site inspection. Waiver requests for Sedimentation and Erosion Control Plan. PB will hold off on granting request until a site inspection. Discussion Ensued. Site Inspection will be scheduled in spring. PB would like to see an outline of a buildable driveway included within the current plans. Another option to the applicant is for a lot-line adjustment with an adjacent property under the same ownership. Applicant questioned if the Hiram Patch Lane right of way could be accessed. Applicant shall decide how to move forward and follow up at the continued Public Hearing on April 17, 2018.

Motion: (Pyle/Lindgren) Affirm that should the applicant go forward with a lot line adjustment the board will not require a new survey of existing lot 59-1 / map 5, provided a survey exists.

Vote: (7-0-0) The motion carried

The created 3+ acre lot will require state subdivision approval.

Election of Officers:

Motion: (Pyle / Lindgren) Nominate Karen Fitzgerald as chair.

Discussion ensued. K. Fitzgerald accepted.

Vote: (7-0-0) The motion carried.

Motion: (Arnold / Lindgren) Nominate Linda Kundhart as secretary

Discussion ensued. L.Kundhart accepted.

Vote: (7-0-0) The motion carried.

Other Business: Action Item to K.Fitzgerald - Post the two vacancies for alternates to the Planning Board and gauge interest. The remainder of K. Fitzgerald's position (2 years) and a 3 year position.

Next Meeting – April 17 2017

Meeting Adjourned at 8:10pm