

**FRANKLIN PLANNING BOARD
PUBLIC HEARING MEETING
MAY 26, 2010**

Call to Order: 7:02 p.m.

- ❑ Pledge of Allegiance.
- ❑ Roll Call

Present: Ted Starkweather, Marty Russo, Mayor Merrifield, David Veysey, Powell Glenn, Brian Sullivan, Brian Colburn, Michael Freeman, Tony Giunta and Tim Stangroom.

Absent: Tony Daniel and Robert Sharon.

- ❑ Seating of Alternates in place of absent regular voting members.

Chair Colburn sat Member Veysey in place of absent voting Member Tony Daniels.

- ❑ Approval of Minutes
 - ❖ April 28th, 2010 Meeting Minutes

MOTION: Member Veysey moved and Mayor Merrifield seconded to approve the minutes of the April 28th, 2010 Planning Board regular meeting. Member Starkweather indicated that on page 4, second paragraph under other business, should read the elevation is the same as the state road and not state well. All were in favor of approving the minutes as amended.

Old Business: None.

New Business: None.

Public Comment:

Annette Andreozzi was present to speak. She stated she had some comments regarding possible zoning changes. She indicated that she is concerned with changing the 15' setback in the downtown area, as consistently the buildings are built right on the sidewalk. She stated it would be a disadvantage to have to build a new building 15' from the sidewalk.

Ms. Andreozzi also indicated that she would like clarification as to why you would be allowed 2 square feet in the B-1 Zone, why does the lower density district allow more square footage for signage. She indicated the B-1 Zone should be the same or smaller than the high density business district.

Ms. Andreozzi also indicated that there are already signs above the sill of the 2nd story, but by the changes this would not be allowed.

Other Business

- North Main Street Restaurant Discussion

Richard Lewis indicated he has received an email from Jim Mason who is going to be doing the site work and the building on the lot. Due to code issues, the porch is being eliminated and the building is being extended into the porch area, the building is being put on a slab and there will be no basement. The storage and bathrooms are being moved up onto the main floor area. The building will still meet setback requirements, seating will stay the same and parking will not change.

Mr. Corey was present. He stated there were concerns about having seating on the porch, so this concern is eliminated. The drainage is being worked on. The soils have been deemed to be sandy, based on the soil test.

The consensus of the board was that this change could be handled administratively.

- Central Street “manager apartments” options

Paul Morrisette could not be present. Richard referred the board to his memo with the email from Mr. Morrisette attached.

Concerns of the board included:

1. Parking already a concern for downtown.
2. Most of these buildings already have residential uses.
3. That it would be hard to put in the regulation that only one person can live within.
4. That a percentage of floor space allowed to be used should be set.
5. It has been indicated that the downtown commercial leases are very cheap, if you can work and live there, what type of businesses will be drawn in.
6. Code requirements.
7. This would be an enforcement nightmare, good intentions; however if the business fails, but there person stays and resides in the space, there could be a problem.
8. In the regulations apartments are not allowed on the ground floor area.
9. That the low commercial leases should be incentive on their own.
10. That if this is allowed and an ordinance is drawn up, this use could be continued onto North and South Main Streets.

It was indicated that the board would like to hear Mr. Morrisette’s input. That he may have another perspective the board should be aware of. It was indicated the board would like to know how many business owners are interested in this.

- Seasonal Camping

Richard Lewis stated the board was given a map of Riverview Drive area and Gile Pond Road area. He stated the roadways are not the best and sometimes are not passable in areas, and that the lots are small. Questions of using the lots for tent/camping lots has come up.

Concerns of the board were:

1. Currently no provisions allow this, so when asked they are informed they are not allowed to do so.
2. Public Health.
3. Public Safety.
4. Access and Response of emergency vehicles.

5. Septics or waste controls.
6. How regulate, and where would these uses be allowed. The concern was that on a two acre parcel on a back road, someone could do this.

Mr. Krauz was present. He stated that currently some land down by his house, on Riverview Drive, has been used for camping, and the people using it have left debris and vandalized the area. He stated if there were regulations and the people using the property were going to take care of it, this wouldn't be an issue.

The consensus of the board was to have Richard Lewis draft some language up for an ordinance for camping on individual lots.

- Farm Animals and Agriculture

Currently, the regulations require a 200' setback to lot lines from any building for livestock. Richard indicated that numerous questions have come in regarding chickens and areas like Boston are now allowing backyard chickens. Mr. Freeman stated the definition of livestock states animals in numbers more than five. Richard Lewis stated that this is correct; however, the building to house these animals has a requirement of 200' setbacks.

After a discussion that included: need to look at RSA language, four chickens may not affect a neighbor; however, a rooster or 4 pigs could be a nuisance. The RSA's talk about needing to allow agricultural uses in every zone; so making sure that there is a land requirement is a good idea. RSA 674-32.B allows for a variance type process to allow these uses.

The board indicated that the mechanism's are already in place and that the only change that needs to be addressed is re-writing the livestock definition. Member Giunta indicated unless the animals reside in the house, they need to meet the setbacks as currently spelled out in the ordinance.

- Signage

It was indicated, based on the comments from Ms. Andreozzi, that the ordinance would only affect any new proposed signage and not the already existing signage. If someone wanted something that was not allowed by the current ordinance, they could come before the Planning Board for a Special Use Permit. It was indicated that the signage in the B-1 and B-2 Zone should be the same. Chair Colburn stated that the regulations should be for smaller signs, but applicant should be allowed to ask for a variance or go through the SUP process for larger signs. The last sentence of #7, under letter B will be removed.

The consensus of the board was to hold a public hearing for adoption of the new sign ordinance.

- Setback Requirements

After a lengthy discussion, the Lake protection zone setbacks were not changed. However, the recommended changes for RR, RS and R-1 zones front yard setbacks were approved, the side yard setbacks for the B-1 and B-2 zone were approved and the rear setbacks for the B-2 Zone were approved. It was indicated that there is a footnote that would remain within the requirements which stated that front lot lines will be maintained in developed areas. It was

recommended that a footnote be put in place regarding the downtown revitalization zone being able to be approved for closer setbacks by a SUP or through the Site Plan process.

Richard Lewis stated that currently you would need a variance to replace a cottage that is falling down as the new building would be bigger to meet code requirements. He stated he would look into what other towns/cities do and see if some wording could be come up with.

Planner's Update

Richard Lewis stated that the Downtown Project is moving forward and it is coming to the point that the plans will be completed and the project will be put out for bid.

Adjournment

MOTION: Member Veysey moved and Mayor Merrifield seconded to adjourn the May 26th, 2010 Regular Meeting of the Franklin Planning Board at 8:40 p.m. All were in favor and the motion passed. The meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

**Angela M. Carey
Planning and Zoning
Assistant to the Administrator**