

**FRANKLIN PLANNING BOARD
REGULAR MEETING AND PUBLIC HEARING –
COUNCIL CHAMBERS**

Wednesday, June 26th, 2013 at 7:00 p.m.

Call to Order: 7:04 p.m.

- Pledge of Allegiance
- Roll Call

Present: Mayor Ken Merrifield, Brian Sullivan, Anthony Giunta, Ted Starkweather, Michael Freeman, Powell Glenn, Kirk Johnston and Planning and Zoning Administrator, Richard Lewis.

Absent: David Veysey, Brian Colburn, Bob Sharon, Tim Stangroom, and Tony Daniel.

There were no alternates present this evening.

- Approval of Minutes:

❖ May 22nd, 2013 Minutes

MOTION: Member Giunta moved and Member Starkweather seconded to approve the minutes of the May 22nd, 2013 Planning Board Regular Meeting. All were in favor of approving the minutes as submitted.

New Business:

- P13-02:** Pinebanks Holdings, LLC, Owner; Dennis Reed, Applicant, requests a Special Use Permit to move his existing RV business from 428 North Main Street to the vacant land located on South Main Street and identified as Tax Map/Lot # 099-007-00, B-1 Zone (Low- Density Business and Commercial District).

MOTION: Member Starkweather moved and Member Giunta seconded that the Franklin Planning Board accept the application for the proposed RV sales business at 219 South Main Street. All were in favor, the motion passed.

Dennis Reed, owner of Wilderness Trailer Sales, indicated that he has been running his business in Franklin, at 3 different locations, for approximately 30 years. He stated that at the property he currently runs his business out of he got approval from the board 1.5 years ago. He stated that Mr. D's has leased the property to Robbins Auto parts, which will be moving in next month and opening in August. He stated that Mr. Dascoulias indicated to him that if he sold the business or got a tenant then he would have to relocate and now it has happened.

Mr. Reed stated that he is 67 years old and has been in business in Franklin for most of his life. He stated that John Benham asked him to move to his lot and there is more than enough room there. He will take the temporary electric service he has now and move it to this lot, will have the portable water system he has now (being an RV pump he made himself) and the port-a-potty will be behind his trailer as it is now.

There were no questions from the board.

Public Comment

There was no one present to speak for or against this application. At this time, it was indicated that a letter was received from Pamela Prescott King indicating she owns the property across the street and was against the application. A copy of this letter was handed out to the board members. Mayor Merrifield stated that though they have received the letter, there is no reason listed in the letter for the opposition.

Board Discussion

MOTION: Member Starkweather moved and Member Giunta seconded to approve the Special Use Permit, referenced as P13-02, for Dennis Reed, applicant, Pinebanks Holdings, LLC, owner, to allow the establishment of an outdoor RV sales business to be located in the existing parking lot of the property at 219 South Main Street, Tax Map/Lot # 099-007-00, B-1 Zone (Low- Density Business and Commercial District). This approval is granted subject to the findings and conditions outlined in the draft document provided to, and reviewed and approved by the Franklin Planning Board.

Richard Lewis asked for clarification that the port-a-potty would be located behind the trailer. Dennis Reed stated that was correct and indicated that at the current location most people don't even know that the port-a-potty is there.

Member Freeman stated that the wording in the approval is that they leave the 15' setbacks. Richard Lewis stated that this is a zoning requirement and the parking area is already established outside of this 15' area anyways. Mr. Reed stated that at the most he would have 8-10 trailers on consignment and possibly a unit or two that is being worked on.

Richard Lewis stated that there was a 2004 Site Plan approval for the lot with a new building, pavement and parking for 12-14 vehicles, so this is consistent with that use and that approval.

All were in favor and the motion passed.

□ **Master Plan Update**

Richard Lewis stated that this draft was sent off to City staff in hopes of getting some feedback and he has. He stated he would like to start the meetings in September of this year.

Member Freeman asked if the board would start the public hearing or would a draft be proposed first. Mr. Lewis stated the public hearing would be held first and information from the public would be received. He would then draft up the master plan and submit it to the board. He stated he would like to try and make it simple. He stated on the Planner's Link there is a master plan that is over 200 pages. Mr. Lewis stated the board was successful in putting together a concise document in 2005. He stated that after 3-4 public hearings they would wrap up the meetings, present a draft and take input on the draft. Copies of the plan will be in the City buildings, on the website and on other social media type locations. The Planning Board would be weighing in on the discussion throughout the entire discussion.

Member Freeman asked if the vision would be set first. Richard Lewis stated that in 2005 they had the vision discussions and got input from the public. He stated he will let people know about the meetings by utilizing the marquis at the Regal. He stated the board could either have a workshop in August or in September and they can kick the ideas around.

Member Freeman stated the most important thing is the opportunities that could arise from the Northern Pass and how to deal with them. He stated that this discussion needs to be upfront and brought forward.

Some items that have been completed that were left out include:

1. RSA 79-E, to be mentioned under Capital Projects and Community Facilities.
2. Paul Smith School 2.1 million dollar expansion.
3. Paul Smith School entire renovations and addition of interior classroom walls where none existed before.
4. High School renovations.
5. Rowell Community Center renovations.
6. Water tank.
7. Under Transportation and Capitol Programs, downtown changes.
8. Covered Bridge at beach.
9. Lamplight Project downtown.
10. Trestleview Park.
11. Walking Trail.
12. Northern Rail Trail.

The bathhouses were brought up, but Brian Sullivan stated they were done prior to 2005. Member Sullivan stated the Griffin Beach bath house was done in 1998 and Legace was done in 2002.

Member Sullivan stated that the money should be put into a capital improvement fund, for roadways. He stated it should be a 10-15 year plan. A stormwater ordinance and plan should be done as well. The priority roadways should be planned out. It was indicated that longer roads shouldn't be pushed to the end because of their size, but instead should be done in segments. Categories need to be set up regarding whether the road is a complete reconstruction, an improvement or a widening. Member Sullivan stated that a Capitol Efficiency Plan is needed for the water system and the roadways and that even though Richard wants this document to be short and sweet, he has a lot of infrastructure ideas that should be incorporated.

Member Freeman indicated there is a potential for economic growth and community growth as a result of the Northern Pass. He stated maybe there could be an Economic Graduate Student study for the potential population growth. This growth may justify the connection to I-93. This would give us some leverage. He stated the board should be proactive rather than reactive.

Mayor Merrifield stated that maybe it is possible that PSNH will need the access to I-93 and can develop this access point. The state needs to get on line for the connection.

Member Starkweather stated that he likes these ideas, and in determining the roadways and when they will be fixed. He stated that LRPC is currently doing a survey study on the number of cars travelling on some roads and maybe they can help. Another thought is to see what roads have the highest numbers of homes. Some roads were not designed to be roadways and have no drainage. Brian has made these roads passable, but they should be segmented and done in sections. He stated the utilities should be done at the same point, so PSNH and the gas company should be contacted when this is being done.

Mr. Lewis stated that if you make a new connection to 93, then people will avoid downtown Franklin to reach 89, by utilizing the connection.

Old Business

The Mayor indicated that there is going to be an announcement tomorrow on the Northern Pass, good news. It will take place in Hooksett, at 11:00 a.m., at the PSNH Transmission Construction and Test Facility, at 13 Legends Drive.

Public Comment: None.

Other Business: None.

Planner's Update

Mr. Lewis stated they will be having the Brownfield Public Hearing meeting on July 17th, at 6:30 p.m. for a Public Hearing and comment session on the cleanup and alternative uses of the site on South Main Street, known as Guay's Garage.

Mr. Lewis stated that there may be an application before the board for July. He stated he will be out of town on July 24th (the meeting date) and wondered if the board would want to continue with the meeting that evening, with a motion to continue available in the memo, or if they wanted to push the meeting to the 31st.

MOTION: Member Sullivan moved and Member Giunta seconded to move the July Planning Board Meeting to July 31st, 2013, at 7:00 in council Chambers, instead of being on the 24th. All were in favor and the motion passed.

Adjournment

MOTION: Member Starkweather moved and Member Sullivan seconded to adjourn the meeting of June 26th, 2013, at 7:47 p.m. All were in favor and the meeting was adjourned.

Respectfully submitted,
Angela M. Carey
Planning and Zoning
Assistant to the Administrator