

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

Wednesday, October 22nd, 2014 at 7:00 p.m.

Call to Order: Chair Colburn called the meeting to order at 7:01 p.m.

- Pledge of Allegiance
- Roll Call

Present: Brian Colburn, Kirk Johnston, Mayor Ken Merrifield, Tim Flaherty, Timothy Stangroom, Ted Starkweather, Powell Glenn, Jo Brown and Planning and Zoning Administrator, Richard Lewis.

Absent: Anthony Giunta, Michael Freeman, and Brian Sullivan.

Member Flaherty was seated in place of absent voting member Brian Sullivan. Member Veysey was seated in place of absent voting member Michael Freeman.

- Approval of Minutes:

❖ July 23rd, 2014.

MOTION: Member Starkweather moved and Mayor Merrifield seconded to approve the minutes of the July 23rd, 2014 Planning Board Meeting. All were in favor of approving the minutes.

New Business:

- P14-08:** Donald W. Cloutier Revocable Trust and Shirley A. Cloutier Revocable Trust, Owners/Applicants; Brian Crockett, LLS, Agent/Engineer, request Subdivision Approval to subdivide an 11.454 acre lot into two lots which would be a 2.986 acre lot with the existing house and outbuildings, and an 8.469 acre lot. The lot is identified as 50 Sand Hill Road, Tax Map/Lot # 016-002-00 and is located in the LP Zone (Lake Protection District), where the minimum area requirements are 2.5 acres and 200' of frontage.

MOTION TO ACCEPT: Mayor Merrifield moved and Member Starkweather seconded to accept the application of Donald Cloutier for a proposed subdivision on Sand Hill Road, Application file P14-08. All were in favor.

Brian Crockett, from Allied Surveying, was present to speak as the Engineer, for the applicant. He stated the Applicant's are at their winter home in Florida. He stated Sand Hill Road is after Webster Lake, and just after Lake Shore Drive. Sand Hill Road is a straight shot off of Route 11, and then just past the home on this lot is the gate which marks the end of the Class 5 and the beginning of the Class 6 Roadway. He stated there is only 65' of frontage before the class 6 roadway begins for the new lot and a Variance was granted from the Zoning Board. The 2nd lot has less frontage than the first lot with the house on the lot.

Mr. Crockett stated he received a copy of the septic approval for the subdivision today. Location of well and septic was done by Richard Lepene. Mr. Crockett stated that just before the gate on the right is a turnaround area that the city has been utilizing for trash pickup and plowing. He stated this is going to be upgraded to a 60' hammerhead turnaround for city use.

The bank wouldn't finance the grandson for the total lot, so the subdivision is being done to reduce the size of the lot with the house on it to 2.5 acres for the approvals, with the second lot being 8.469 acres.

Member Stangroom asked if the vacant lot was going to be built on and Mr. Crocket stated there are no immediate plans to build on it.

It was explained that the variance was granted for the back lot, as there is only going to be 65' of frontage on the class 5 roadway, up to the gate, then on the class 6 roadway there will be a lot of frontage.

Public Comment: None.

Board Discussion

Member Stangroom asked if the city was okay with the turnaround. Mr. Lewis stated Mr. Crocket has met with Mr. Sullivan and what has been offered is a nice gesture making good of an existing situation.

Member Stangroom asked if they would be building on the back lot in the future. Richard Lewis stated the same family owns both lots, the Sinclair's own behind this to Apple Farm Road and their land is in a conservation easement. The driveway would be before the gate if it was developed and the area that is flat is on the top portion of the lot.

Member Starkweather stated the only suitable land area is where the well is and then the lot drops substantially after that. The back portion of the lot tends to get flooded due to the beaver dam and sucker brook.

Member Veysey asked about life safety issues of accessing the back lot if it is built on. Richard stated he has spoken with Chuck Bodien, and that the layout is okay with him and the turnaround is fine. Angie Carey stated that at the building permit level the city would have the ability to require a Waiver of Municipal Liability if there is a question as to accessing the land.

MOTION: Mayor Merrifield moved to approve the subdivision, referenced as P14-08, of Donald W. Cloutier to create two lots on Sand Hill Road, one which contains an existing residential structure and the second will be used in the future for a residential use. The original lot is referenced as 016-002-00. This approval is subject to the conditions as discussed and voted upon by the Franklin Planning Board. All in favor and the motion passed.

Old / Other Business and Public Comment: None.

Planner's Update: In addition to the items included in the 10/15/14 memo to the Board, Planner Lewis mentioned that no resolution to the grading and drainage issue at the Family Dollar facility has been achieved. He will continue to monitor the situation and provide assistance to reach a solution. It was also mentioned that the 11/12/14 meeting of the Board will include an informational meeting on the proposed 180-foot communications tower at the Franklin National Guard Facility on South Main Street. Prior to this meeting, the project engineer will also be conducting a balloon test on 10/28/14 from 9 AM to 11 AM; in the event of bad weather, the test will be done on the following day. Lastly, the Planner mentioned recent RSA changes that provide for the allowance of any co-location facility on an existing cell tower; it was noted that this change, together with the federal court cases support the opinion that local control for cell tower communication facilities is being slowly reduced.

Adjournment

MOTION: Mayor Merrifield moved and Member Starkweather seconded to adjourn the meeting of October 22nd, 2014 at 7:30 p.m. All were in favor and the meeting was adjourned.

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

To: Franklin Planning Board
From: Dick Lewis
Date: October 15, 2014
Re: General Information for the 10/22/14 Planning Board meeting

Regarding the Master Plan – Progress has slowed significantly due to a variety of outside forces. My goal is to get back on track this coming fall and winter. There are two new initiatives that will intersect with the Master Plan in a couple of different, but connected ways. First, the City was selected by the Citizen's Institute on Rural Design for a multi-day workshop to be held in the spring on the issues of housing, economic growth, and serving the needs of all segments of our population, including the seniors. The planning for this workshop will be conducted by a steering committee with broad-based representation. The overall effort is being aided by staff at the UNH Cooperative Extension and PlanNH. This will be a very interesting program and the outcomes can certainly be integrated into the Master Plan update.

Second, the efforts of Todd Workman on the issues of downtown revitalization has resulted in the starting of a full year program with the environmental program at Colby-Sawyer College. Eleven students will be in the City each Monday, with some other work taking place during their school week. They are already reviewing all of the City's historic planning documents and getting themselves oriented with the City. The City Manager and I met with the students a couple of weeks ago to answer questions and review some critical issues. I think they will be meeting with other department heads over the next few weeks/months. In a meeting with the professor heading up this program, I said that these students can provide some support for later chapters of the Master Plan. All things considered, I think we are looking at one additional public meeting in the late winter / spring on the topic of economic redevelopment in the downtown. I will start work on other chapters of the Master Plan update [open space and natural resource protection and land use and zoning] during this coming fall.

[Note: if the two paragraphs above sound familiar they were in an email sent out towards the end of September!]

I am also starting work on an application to the NH DES for some Brownfield assessment funds that will be used to increase our knowledge of the Birke/Hanley properties where the proposed Cumberland Farms store was to be located. This property is a very visible parcel and it is too valuable to see it sit vacant and unused for much longer. I think we have a good case for additional assessment funding and I am hoping for the best.

I have spent some administrative time, and more is needed, to wrap up the EPA Brownfields project on South Main Street. All of the EPA funded work is complete, and the barn will be removed for re-use by the end of November.

Regarding the Family Dollar project, I have been working with the contractor and the project engineer on a drainage and site grading issue; the approved plan for the grading on the west side of the building does not really work [not sure why but maybe some grades on the abutting

property were overlooked]. I met on site last week with the project team and the abutters to discussed the matter; I think that workable and agreeable solutions are being put together and by the time of the meeting I hope to have more information for you.

Some time has been devoted to the former foundry on Chance Pond Road; the City took the property for back taxes, and we have conducted a Phase 1 Brownfields assessment of the site; there are some contamination issues that will need to be addressed at some point in time; we will be performing a more detailed Phase II assessment and I expect that cleanup funds from EPA will be sought through a future grant application.

That is enough for now. As always, please call or email with any questions.