Members Present: Thad Presby, Eric Meth, Mark Hesler, John Dimarzio, and Monica Laflamme

Also Present: Ginny Jeffryes, Pat Garvin, and Trevor Presby

A regular meeting of the Franconia Planning Board was held at the Franconia Town Hall on Tuesday, January 11, 2022, at 7:00PM.

The meeting was called to order at 7:13pm by Thad Presby.

**Approval of Minutes –** Thad made a motion to approve the minutes of October 26, 2021, as written, second by Monica. All were in favor and the motion passed unanimously.

Thad made a motion to approve the minutes of November 9, 2021, as written, second by Eric. All were in favor and the motion passed unanimously.

Thad made a motion to approve the minutes of December 14, 2021, as written, second by Eric. All were in favor and the motion passed unanimously.

**7:15PM – Public Meeting, TTW, LLC, 2-Lot Major Subdivision, McKenzie Woods (Tax Map 22, Lot4-1.1).** Thad recused himself from this matter as he is part of TTW, LLC. Mark Hesler was appointed as chair for this matter. Trevor presented the Board with the plan of the subdivision. He stated they own a lot in McKenzie Woods, which is the first lot on the left as you enter the subdivision from Route 116. The lot consists of approximately 30 acres and they would like to subdivide it into two lots, one 12-acre lot and one 18-acre lot.

Mark asked if there are any restrictions regarding the airport flight path. Trevor stated you cannot build in that area and there are already restrictions in the covenants for the McKenzie Woods subdivision.

Ginny Jeffryes inquired about the location of the Franconia Conservation Commission easement. After a brief discussion it was determined that the easement is on the other side of the road and does not impact this parcel.

The Board reviewed the checklist and determined that all items on the checklist have been met except that no test pits were done. Trevor stated he believed this to be a minor subdivision because it is less than three lots; however, because the acreage is over 25 acres, it is a major subdivision and test pits are required. He stated that could be a contingency of approval and he could have that done prior to the next public hearing.

Eric made a motion to accept the application as complete, second by Monica. All were in favor and the motion passed unanimously.

Mark closed the public meeting and opened the public hearing.

**7:40PM – Public Hearing, TTW, LLC, 2-Lot Major Subdivision, McKenzie Woods (Tax Map 22, Lot4-1.1).**

Mark asked if there were any comments from the public. Ginny Jeffryes stated she just wanted it noted for the record that the Conservation Commission does have an easement in McKenzie Woods.

Mark closed the public portion of the hearing and made a motion to approve the subdivision with the condition of the test pit being shown on the plan, second by John. All were in favor and the motion passed unanimously.

Thad stated that since this is a major subdivision, a second public hearing is required before the subdivision can be officially approved, in case there is any public input that would change the Board’s opinion on the approval.

The second public hearing is scheduled for Tuesday, February 8, 2022.

**Informal Discussion -** Pat Garvin stated that she is excited about the process the Board is going through with the Master Plan. She would like to get involved in any way the Board sees fit. She has 15 years of regional and state economic planning. There was a brief discussion regarding the process of analyzing the responses to the Master Plan survey and then implementing them. It was also suggested that if Pat was interested in becoming a member of the Planning Board that she should contact the Selectmen.

Eric gave a brief overview to the Board regarding the contract that the Selectmen signed with Carol Miller from the New Hampshire Broadband Investment Group to help them write grants for money to bring fiberoptics to your door, strictly along existing utility poles and power lines.

There being no further business to come before the Board, the meeting adjourned at 7:55pm.

Respectfully submitted,

Carol Wills