**PB Members Present**: Mark Hesler, Thad Presby, Monica Laflamme, Pat Garvin, Mary Grote, Steve Swartz (alternate)

**Members of the Public:** Jennifer Cao, Paul Foss, Karen Foss, Dawn Steele, Dorothy Quinn, Robert DeSimone, Chris Coleman

Mark opened the Public Hearing at 6:00pm.

Jim Walker made an immediate “point of order” regarding the legality of the Public Hearing Posting on the town website. Per his interpretation of the current RSA 975:7 (2020), he felt that the hearing was posted incorrectly.

Dawn Steele also questioned the legality of the posting, referencing the same RSA as Jim, regarding the amendments not being posted properly.

**Public Hearing:** The Franconia Planning Board is holding a public hearing regarding purposed Zoning Ordinance amendments being presented for a vote at the Franconia Town Meeting on March 12th, 2024.

Mark Hesler, Chair of the PB, asked Monica to read the Public Hearing Notice noting the three amendments were in reference to: Gambling, Floodplain Update, and Accessory Dwelling Unit definition.

**Gambling amendment:** Mark gave a brief description of the Gambling amendment. Dawn Steele wanted to clarify whether “accessory use” refers to a “gam bling room.”  Paul Foss questioned the need for the Gambling amendment because the State law already requires permitting. He also noted that the state definition of gambling differs from the purposed amendment. The PB addressed the questions.

**Floodplain Updates:** Mark summarized the Floodplain amendment and explained that it was mandated by the State to be updated in the ZO for the town to maintain the town floodplain insurance. Chris Coleman supported the amendment.

**Accessory Dwelling Unit definition amendment:** Mark started by describing how an Accessory Dwelling Unit (ADU) is currently defined in the Franconia ZO as being attached to the primary home and requires a special exception from the ZBA. Mark then explained that the amendment being presented is to expand the current definition by adding detached ADU that, if rented, will require a 12-month lease. This addition will also require a special exception from the ZBA.

Mary Grote asked for clarification that restrictions would continue to apply under new ownership of an existing property. Dawn Steele raised a question about application to condominiums? She also raised a question about the meaning of “principal” residence. Paul Foss had three comments on the amendment. First, he recommended a 3-month rental requirement vs 12-month. Paul also recommended that the proposed two parking space requirement is excessive, and it should be reduced to one. Lastly, Paul suggested that density requirements be reviewed. The PB addressed all comments, suggestions, recommendations, and concerns.

With no other questions or comments being presented to the board, Mark closed the Public Hearing at 7:05pm.

Respectfully submitted,

Monica Laflamme

Secretary