**FRANCONIA PLANNING BOARD**

**February 10, 2014**

**Members Present:**

Brian Williams, Mary Grote, Mark Hesler, Thad Presby, Ted Hoyle & Lydia Cumbee.

**Other Attendees:**

Nancy Whiton, Roy Ward, David Weed, Beth Edwards, Gardner Kellogg, & Andy Smith

A regular meeting of the Franconia Planning Board was held on Monday, February 10, 2014 at the Franconia Town Hall. The meeting was called to order at 7:00 PM.

**Nancy Whiton – Informal Discussion**

Ms Whiton met with the Board to discuss starting a small pottery school for children and adults. Ms Whiton would be conducting this in the large barn that is on her property at 173 Lafayette Drive which is in Residential B district and is permitted according to the zoning regulations.

**Beth Edwards/Gardner Kellogg – Minor Subdivision Hearing**

Gardner Kellogg represented Beth Edwards for proposed minor subdivision for the property on Lafayette Road and Mountain View Road. Thad Presby asked if anyone wanted him to recues himself from the hearing as he had dug a test pit for the Gargano’s who purchased the lot with the house on it from Beth Edwards. No one seemed to mind so Thad stayed on as a voting member of the Planning Board. Gardner reviewed the history of the situation explaining that originally the lot was presented as one and that Mountain View Road divided the parcel into 2 lots. The tax maps show it being taxed as two parcels but the deed has always reflected it as one parcel. After the sale of what was thought to be one lot to Tina & John Gargano it was brought to the attention of Town by a realtor that the parcel was never properly divided and still stood in Grafton County Registry of deeds as one lot. This made things difficult for the Gargano’s who were trying to get a clean title to the property. In May of 2013 Beth Edwards was advised to go to the ZBA to get a variance so that a minor subdivision could be done to make things correct. The ZBA hearing was held May 22, 2013 and an area variance was granted. Ms. Edwards was advised to go to the Planning Board for a minor subdivision. After going through the checklist Thad Presby made a motion to accept the application as completed and Ted Hoyle seconded it. The application was accepted by a unanimous vote. There was much discussion between the Planning Board and the attending abutters as well as with Andy Smith and Gardner Kellogg. The biggest concern for the Planning Board was not to create a precedent of granting subdivision to non-conforming lots. The general opinion from the Planning board is that they could accept the subdivision because the ZBA granted the variance. Once discussion died down Mark Hesler opened the hearing and reviewed the minor subdivision checklist. There was a question about whether the newest deed referenced all the same criteria that was on the presented Mylar. It was confirmed that everything was the same. Thad Presby made a motion to grant the minor subdivision and Ted Hoyle seconded. There were 2 no votes and 4 yes votes. The minor subdivision was granted.

**David Weed & Roy Ward - Franconia Community Church – Informal Discussion regarding addition to Church at 44 Church St. Map 14, Lot 70.**

Roy Ward from EH Danson Associates gave a presentation to the PB to enclose the entryway of where folks enter the church. Currently there is an issue of ice and bad weather making the landing and stairway into the church very unsafe. The proposed addition is 550 square feet and will raise the concrete up making a ramp and adding a lift, a device called a lula that can accommodate a wheel chair that can be used to access the lower part of the church where there is a function hall and the church’s food pantry. The Board questioned how this new addition would impact the parking lot. The thought was that they may only lose a couple of parking spaces. Along with this new construction there will be an additional exit in the sanctuary for a fire exit. They are looking to start the project in Spring as soon as the frost leaves the ground. The Planning Board was impressed with the design and was happy to see that it would blend nicely with the existing structure which is 200 years old. The Church also spoke to the Berlack’s one of the abutters and they have no issue with this new construction.

Meeting was adjourned at 8:55 PM.

Next meeting is scheduled for February 24th.

Respectfully submitted,

Marilyn Knowlton

Secretary