**PB Members Present**: Mark Hesler, Thad Presby, Monica Laflamme, Pat Garvin, Mary Grote

**Members of the Public:** Peter Grote, Dawn Steele, Tendai Gomo, Walter and Kathy Palmer

Mark opened the Public Hearing at 4:37pm.

**Public Hearing:** The Franconia Planning Board is holding a second public hearing regarding proposed Zoning Ordinance amendments being presented for a vote at the Franconia Town Meeting on March 12, 2024. Mark Hesler asked Monica to read the Public Hearing Notice noting the amendments were in reference to: Gambling, Floodplain Update, and Accessory Dwelling Unit definition.

**Gambling amendment:** Monica read the Gambling Amendments. Pat explained the history and purpose of why the PB drafted the ZO prohibition amendment regarding for-profit gambling establishments in Franconia NH. The second amendment defines what is meant by “gambling facilities” in the ZO.

Tendai expressed support for these amendments. He also asked for clarification on investments vs gambling. The PB responded that it does not affect investing.

**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.

**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.

Dawn Steele commented about secondary homeowners vs primary homeowners, wanting to have ADUs.

Walter Palmer expressed concern that this type of amendment will double the density of the town.

Kathryn Palmer expressed concern that this will allow for two full size houses on one property. She also voiced concerns on taxes.

Tendai asked why we are restricting the ADU to a specific size and height. Peter asked for clarification that the main home or ADU must be “principal residence” to the owner.

**Meeting Adjourned:** With no other questions or comments being presented to the board, Mark closed the Public Hearing at 5:37pm.

Respectfully submitted,

Monica Laflamme

Secretary