**Members Present**: Thad, Mark, Monica, Pat, Mary, Eric

Public Present: Dawn Steele, Trevor Presby, Gardner Kellogg, Gregory Delaney, Rosalind Page, Dave Wiley, Tom Ganse, Bill Whelan, Linda Ricciardelli, Kim Cartwright

Thad opened the meeting at 7:04pm

**Approval of Minutes**: The January 20, 2023, meeting minutes were reviewed by the PB. Thad made a motion to approve the minutes as written, Pat seconded the motion. All board members from the January meeting were in favor and the minutes passed unanimously.

February 14, 2023, meeting minutes were reviewed by the PB. Mark made a motion to approve the minutes as written, Pat seconded the motion. All board members from the February meeting were in favor and the minutes passed unanimously.

March 28, 2023, meeting minutes were reviewed by the PB. One spelling correction was noted and updated at the meeting. Mark made a motion to approve the minutes as written, Thad seconded the motion. All board members from the March meeting were in favor and the minutes passed unanimously.

**Lot Line Adjustment: T&T Investments, LLC:** Thad recused himself from the PB for this agenda item as a conflict of interest. Monica made a motion to open the public meeting for the lot line adjustment, Pat seconded the motion. Motion passed unanimously.

The lot line adjustment application is a request to transfer .94 acres from Map 14, Lot 77 to Map 14, Lot 75 in conformity to minimum lot size. The abutter, Woodsville Guaranty Savings Bank submitted a letter appointing Trevor Presby or Thaddeus Presby as agent for the bank as it relates to the lot line adjustment transfer of the .94 acres. Pat asked the intent of the lot. Trevor answered that they are happy with the renters in the building and not intending, at this time, to make any changes.

The board went down the Lot Line Adjustment checklist and found the application complete. Pat made a motion to close the public meeting, Eric seconded the motion. All board members passed the motion unanimously and closed the public meeting.

**Public Hearing**: Monica made the motion to open Public Hearing for the Lot Line Adjustment; Pat seconded the motion. No additional comments or questions were made by T&T Investments, LCC, PB, or the public. Monica made the motion to close the Public Hearing; Pat seconded the motion. All board members passed the motion unanimously. Eric made a motion to accept the Lot Line adjustment; Pat seconded the motion. All board members passed the motion unanimously.

**Site Plan Review: The Franconia Soaring Foundation:** An application was brought forward from The Franconia Soaring Foundation to replace the current building located at the airport (Easton Road) with a multi-use training and operations building Tax Map 25, Lot 9.3.

**Public Meeting**: Monica made a motion to open the public meeting, Pat seconded the motion. The motion was passed unanimously.

Gardner Kellogg, Dave Wiley and Tom Ganse presented the site plan. It was thoroughly reviewed by the board and all questions answered. All checklist information was provided. Thad made the motion to accept application; Eric seconded the motion. All PB members were in favor, and the motion passed unanimously. Thad made a motion to close the public meeting; Pat second the motion. All PB members were in favor, and the motion passed unanimously.

**Public Hearing**: Thad made a motion to open Public Hearing; Eric seconded the motion. The motion passed unanimously.

*Public/Abutter input*: Rosalind Page asked, with the larger building and expansion of use, how it will affect any conservation property and residential neighborhoods abutting the airport. She also asked if there is future expansion beyond this plan. Tom Ganse addressed questions that there are no plans for additional flight expansion, and the airport will not be paved and will remain natural. Any future expansion will only involve the recreational use of the new building and won’t affect the natural environment. They are working to have a net zero facility.

Greg Delaney asks about future fuel tanks. Tom answered that they are going to replace the existing fuel tank with a more ecofriendly and safer solution involving two tanks. The gallon of fuel is 1300 between the two tanks and the tanks will be double walled.

Bill Whelan asked about the tow plane noise. Tom responded that the new tow plane engine is much quieter from the noise perspective.

Dawn Steele followed up from the Soaring Association work with the surrounding schools in the area. Tom said they are working with the STEM programs in the local area to provide students with training and certificates of training.

Linda Ricciardelli (Franconia Inn owner) asked about what the exterior of the building will look like. Tom said that the deed required the appearance of a natural look and leaned towards a “wood” look. He also said they will get input from the Franconia Inn on color.

Tim Sikes: First question was about the lodging functionality of the new building and as it relates to Short Term Rentals (STR) permitting. Pat answered the question that, because it’s a business and all lodging is directly related, it won’t fall under the STR permit. He also asked about the change of use of the new building. Kim Cartwright gave an example of uses of the building for EMS training, in addition to flight training.

With no further questions, Monica made a motion to close the Public Hearing, Pat second. The motion passed unanimously. Monica made a motion to approve the Franconia Soaring Association Site Plan proposal, Thad seconded the approval. The motion was passed unanimously.

**NCC Update on Master Plan:** Pat gave an update on the NCC involvement in the Franconia Master Plan. She advised that the PB only needs Scope A of the proposal for Population, Land, and Transportation. However, an expanded Scope B needed to be worked on with NCC to fine tune housing. She suggested that the NCC needs to hold more public meetings involving community members to understand the wants and needs of the community. The board agreed to Pat working with the NCC to rework the proposal with these changes. The board members unanimously agreed that Pat take that action.

**Update STR:** Monica updated the board that a mass email was sent to all the STR owners on record regarding the new STR permitting process. The new building inspector, Dave Wiley, will be getting with the Fire Chief, Rick Gaudette, to finalize the safety inspection items.

**Update Investing Municipality Grant application:** The grant is completed in the system. Before submitting the application, Monica will need to get approval from the BOS to answer a series of questions regarding town accountability on the application. Eric took note and Monica will request permission from the BOS.

**Master Plan Update:** Regarding the Recreation chapter of the Franconia Master Plan, Monica spoke with Adam Boyer, Co-Chair of the Recreation Board, about their involvement with reworking the chapter. Adam agreed that they needed to be involved and Monica sent him the 5-page Recreation Chapter to review. In coordination with Adam, Monica will put the Recreation Board on the May PB meeting agenda.

There being no further business to come before the Board, Thad made a motion to adjourn at 9:00 pm, Mark 2nd the motion. The motion was voted on unanimously by the PB members. The next Planning Board meeting will be Tuesday, May 9th, 2023.

Respectfully submitted,

Monica Laflamme

Secretary