Members Present: Thad Presby (Chair), Cort Roussel, Keith Batchelder, Eric Meth, Mary Grote, Mark Hesler, and John Dimarzio

Others Present: Elizabeth Andrews, Peter Grote

A regular meeting of the Franconia Planning Board was held on Tuesday, April 30, 2019, at the Franconia Town Hall.

The meeting was called to order at 7:04pm by Thad Presby.

The Board discussed the informal request of Arthur Chase to build some apartments on property he owns on Scragg Mountain Road. Eric stated he has come into the town hall on several occasions to ask Holly about the density requirement in the Village Mixed Use (VMU) District. Thad stated Arthur has spoken to him on a couple occasions, but did not have a specific question or scenario of what he would like to do. Thad stated the VMU was not intended to figure out how to build an apartment building, it was intended for mixed use. Thad has called Arthur and suggested he make a sketch and some notes of what he would like to do and schedule an informal meeting with the Planning Board.

Thad Presby recused himself from the Planning Board for the next matter as he is the applicant. Mark Hesler, Vice-Chair of the Planning Board, was appointed as Chair for this matter. Keith Batchelder recused himself from the Planning Board as his wife, Elizabeth Harrison Andrews, is a party in the next matter.

**7:15PM – Public Meeting, TTD Meadow Realty, LLC, Lot Line Adjustment.** This matter was properly noticed and all abutters were notified. Thad Presby presented this matter to the Board.

Thad stated that he and Trevor own this property through their LLC and they are purchasing some property from Elizabeth “Bess” Andrews to make the lot a total of 1.72 acres. At present it is a non-conforming lot with grandfather status and this lot line adjustment will make it a little larger. This will bring the other lot down to about four acres which is still a legal lot because it is Residential B and is zoned for three acres.

Mark inquired what the purpose was for the LLA. Thad stated they would like to demolish the existing buildings (old motel units and house) and construct the same number of apartment units in a slightly different configuration. Thad would like to have four to six two-bedroom units, but would need to scale one back to a one-bedroom unit because the septic load is calculated at 1,560 gallons a day and is designed for 11 bedrooms. He would like to do three similar buildings in the shape of a horseshoe around the parking lot. Eric asked if the entrances to the property would remain the same and Thad indicated they would because the general location of the buildings would remain the same.

The Board reviewed the checklist and determined all conditions were met except the plan needs the surveyor’s stamp. Mary made a motion to accept the application for lot line adjustment pending the addition of the surveyor’s stamp, second by Mark. All were in favor and the motion passed unanimously. Mark closed the public meeting and opened the public hearing.

**7:30PM – Public Hearing, TTD Meadow Realty, LLC, Lot Line Adjustment.** Mark asked if there were any questions or comments from the public. Bess Andrews inquired if the parking lot could be placed behind the building and have some landscaping in front so when you exit or enter the interstate you don’t see a parking lot. Thad agreed it was a good idea because it is a key intersection in the community.

Mark inquired about the time frame. Thad stated by the end of summer the buildings will be gone and the concrete would get into the ground before winter and the new buildings would go up either in the winter or early spring.

Eric made a motion to approve the lot line adjustment with the condition that the surveyor’s stamp be placed on the mylar, second by Mary. All were in favor and the motion passed unanimously. Mark closed the public hearing and opened the informal discussion.

**7:40PM – Informal Discussion, TTD Meadow Realty, LLC**. Keith unexcused himself for the informal discussion. Thad stated that Trevor is working on plans and when they are complete, he will set up a meeting for a site plan review, which he anticipates coming up in the next couple of meetings.

Mark stated he would like to reiterate the comment from Bess about the parking lot being placed behind the buildings because of the nature of the location and he feels it would be worth taking into account. Thad agreed and did not see any reason why that could not happen. There being no further discussion or comments, Mark closed the informal discussion.

After a motion by Mary, second by Mark, the meeting adjourned at 7:45pm

Respectfully transcribed,

Carol Wills