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

Others Present: W. Alec Morris

A regular meeting of the Franconia Planning Board was held on Tuesday, May 14, 2019, at the Franconia Town Hall.

The meeting was called to order at 7:08pm by Thad Presby.

Thad stated there are no minutes to approve because they are not transcribed yet.

Eric stated that he attended the last ZBA work session as an observer where they discussed the process for posting a new zoning ordinance and the moratorium that is placed on building applications that are submitted within 120 days prior to town meeting. Thad stated that the moratorium would only be on applications that would be affected by the new rules—it does not prevent building permits from being issued. Eric also stated that if the new zoning regulations are voted down at town meeting then it reverts back to the old zoning regulations.

The Board had a brief discussion regarding the interpretation of the new zoning regulations related to Senior Housing Units and Accessory Dwelling Units and the specific zoning requirements for each.

**7:15 PM – Public Meeting, William and Janis Morris, Lot Line Adjustment, Easton Road.** This public meeting was properly noticed and all abutters were notified. Thad explained that the notices to abutters were not sent out by certified mail; however, each of the abutters signed a “Waiver of Statutory Abutter Notice” to allow the hearing to move forward. This process was approved by town counsel.

William “Alec” Morris was in attendance to present this matter to the Board.

The Board introduced themselves and Thad asked Alec if he felt there was any bias on the part of any board member. Alec agreed to each board member and the meeting proceeded.

Alec presented a set of plans to the Board. He would like to straighten out his lot line in anticipation of selling the Franconia Inn. Presently the line puts the well on the property of the Inn and it is also 20 feet from his garage. The boundary line is moving toward the Franconia Inn and they are actually trading some property to do that.

The Board reviewed the checklist and determined that all items were met. Thad made a motion to accept the application as complete, second by Keith. All were in favor and the motion passed unanimously. Thad closed the public meeting and opened the public hearing.

**7:23 PM – Public Hearing, William and Janis Morris, Lot Line Adjustment, Easton Road.** Thad asked if there were any questions or comments from the public. There being none, Thad made a motion to approve the lot line adjustment as presented, second by Mary. All were in favor and the motion passed unanimously. Thad closed the public hearing at 7:30pm.

The Board discussed who would be the Planning Board representative to the ZBA. Thad stated he would send out an email to see if anyone would like to do that. Mary and Keith stated they could not be the representative because their spouses are on the ZBA. Thad also stated that he shouldn’t be the representative because he is the Chair of the Planning Board.

Eric Meth raised a concern regarding the condition of the parking lot at Mac’s Market and whether there is any zoning that addresses the need to make repairs. The Board was in agreement that the zoning does not address parking lot repairs. Thad stated that he would be willing to call Eric, the maintenance person at Mac’s, to see if they would like to have Presby Construction fix the potholes in the parking lot.

After a motion and a second, the meeting adjourned at 7:45pm

Respectfully transcribed,

Carol Wills