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

Others Present: Trevor Presby, Peter Grote, Bill and Darlene Zellner, Gardner Kellogg and Paul Ugo (both arrived at 7:25pm)

A regular meeting of the Franconia Planning Board was held on Tuesday, June 25, 2019, at the Franconia Town Hall.

The meeting was called to order at 7:03pm by Thad Presby.

The Board reviewed the minutes from April 30th and May 14th, 2019. Thad made a motion to approve the minutes of April 30, 2019, as written. Second by Keith. Unanimously approved.

Thad made a motion to approve the minutes of May 14, 2019, as written. Second by Keith. Unanimously approved.

**7:15 PM – Public Meeting, TTD Meadow Realty, LLC, Site Plan Review, Main Street.** This public meeting was properly noticed and all abutters were notified. Thad recused himself from the Board for this matter and Mark Hesler was appointed to act as Chair. Keith also recused himself from this matter because he is an abutter.

Thad presented a three-page plan to the Board for their review. The first page is what exists on the site now. The second and third page are the building plans. Thad stated one building will contain three two-bedroom units and the second building will contain one two-bedroom unit and one three-bedroom unit. This is a grandfathered non-conforming site and the septic is already approved for that number of bedrooms. So, the septic does not have to be changed at all. We’re going from seven units total, counting the house, down to five units.

There needs to be 40 feet between the buildings, so some of the tree line will be removed. Thad anticipates taking out anything over 40’ that might potentially damage the buildings and leave everything else as a screen. The Board had a brief discussion about the prior suggestion of having the parking lot behind the buildings. Thad stated that idea was explored, but decided against it because there would be no private space for the people living there. All the units will have a back-porch area with a utility room and storage area.

There was a brief discussion regarding landscaping. Thad stated there is a large grassed area and a nice crab apple tree and they would just add a couple more plants to fill that in. Thad stated there is a place for a dumpster and they can put a fence around it to keep bears out. Mark suggested putting a path in to access the dumpster and Thad agreed to do that. Thad stated they will utilize the same driveway entrances. There will be about 16 or 17 parking spaces even though they only need 10.

The Board discussed whether or not Thad would need to go to the State to get approval to add the septic pump. After a brief discussion, Thad stated that he would have to go to the State but it would just be a formality. He will submit an approval fee and show this tank and they will give him a revised construction approval and it would reference a different set of buildings, but the load would be the same. Thad is confident this will not be a permit issue and if the Board makes that a condition, that would be okay.

The Board had a brief discussion regarding how the units will be heated. Trevor stated they are planning on installing mini-splits heat pumps and probably put solar on the roof eventually. The outside condensers will either be placed in the utility rooms or fenced in so you don’t see them and it keeps the noise down.

The Board reviewed the checklist. All items were met except the Board wanted the screening landscaping to be added to the plan.

Cort made a motion to accept the application as complete with the condition that the screening landscaping be added. Second by John. All were in favor and the motion passed unanimously.

Mark closed the public meeting and opened the public hearing.

**7:45PM – Public Hearing, TTD Meadow Realty, LLC, Site Plan Review, Main Street.**

The Board discussed the trees that need to be cut down and Keith suggested they leave as much as they can. There was no further public comment.

Cort made a motion to approve the plan as presented with the addition of the screening landscaping around the corner and they maintain as many of the trees in the back as possible for screening. Second by Eric. All were in favor and the motion passed unanimously.

Mark closed the public hearing at 7:50pm. Thad and Keith both resumed their places on the Board for the next matter.

**7:54PM – Public Meeting, Ugo Enterprises Inc., Lot Line Adjustment and Major Subdivision (over 25 acres), Butterhill Road.** This matter was properly noticed and all abutters were notified. Gardner Kellogg and Paul Ugo were in attendance to present this matter to the Board.

Gardner presented the plan to the Board for review. This is two lots and Paul would like to adjust the size of lot 13 to make it 17.24 acres and then divide the westerly side into three lots. The entrance of the three lots will be over this small cul-de-sac to give adequate road frontage and there is a right-of-way to access lot 12.3. The State has issued two driveway permits and we could not add another two driveway entrances on Route 141. Road frontage for lots 12.1 and 12.3 will be on Butterhill Road, and lot 12.2 will be made up with 152 feet on Butterhill Road plus what in on the cul-de-sac.

The Board discussed the size of the road and whether it is considered a driveway. Thad stated it is a small subdivision road. The State called it a driveway permit, but it is going to be a road that services these lots and it will be constructed to town specifications as indicated in the notes. The Board noted that the right-of-way references note 8, which is incorrectly listed. Gardner stated he will make that correction.

Mary asked why there is test pit info on one lot but not on the rest. Gardner stated there was a test pit done on lot 13, but they didn’t do any on these other lots because the soil is good and they are over five acres and the state doesn’t require it. Paul stated test pits were done for all the lots. Gardner stated he would add that information to the plan.

The Board reviewed the checklist for the boundary line adjustment and the major subdivision.

The Board agreed the following items need to be added to the plan: name of subdivision; name of road; test pit data; numbering of the notes to be corrected; and the Fire Chief needs to sign off on the plan that there is adequate room for emergency equipment.

Keith made a motion to accept as complete both the application for lot line adjustment and the application for the 3-lot major subdivision with the following conditions: 1) the notes are corrected according to the numbering; 2) the Fire Chief of Franconia will sign off on the plan that there is adequate access for fire protection; 3) addition of test pit information for each lot; and 4) the addition of a name for the subdivision and the road. Second by Thad. Motion passed unanimously.

Thad closed the public meeting and opened the public hearing.

**8:10PM** **– Public Hearing, Ugo Enterprises Inc., Lot Line Adjustment and Major Subdivision (over 25 acres), Butterhill Road.** There was no public comment. Thad made a motion to approve the boundary line adjustment and the major subdivision-- knowing that you have to come back for another hearing-- with the conditions that Keith just stated, summarized by test pit information, fire chief approval, corrected note numbering, subdivision name and road name. Second by Mark. Motion passed unanimously.

After a motion and a second, the meeting adjourned at 8:27pm.

Respectfully transcribed,

Carol Wills