**Members Present**: Mark Hesler, Thad Presby, Monica Laflamme, Pat Garvin, Eric Meth, Mary Grote, Steve Schwartz.

**Public Present**: Larry Plate, Peter Grote, Art Daily, Bob Lesmerises, Susan Beauchesne.

Mark opened the meeting at 7:05 pm.

**Approval of Meeting Minutes**: The PB reviewed the July 11th, 2023, meeting minutes.   Thad made a motion to approve the minutes as written, Pat seconded the motion. All board members were in favor and the minutes passed unanimously.

**Informal Meeting with Art Daily on Apartment Rental**: Art owns a property that used to be two separate lots but were combined into one lot before he took ownership.  Art built a barn on the property with a living area and put in a septic system large enough to accommodate the barn and a small house.  After Covid, he decided to go through with building the small house on the property. Appx 3 months ago, Art went to Town Hall to see about renting the living space in the barn but was turned down.

The Town sited the Zoning Ordinance that defines the requirements to rent out an “Accessory Dwelling Unit” (ADU) and Art’s property violates 3 of the requirements.  The town provided Art with a copy of the ADU requirements and noted the three requirements that violate the Zone Ordinance. He was told that he would have to go to a board for three variances. Art came to the PB for guidance and the board confirmed that the information from the town was correct.  The PB recommends that Art will need to go in front of the ZBA to request the 3 variances if he decides to pursue the issue further.

**Master Plan Chapter 1-3 review:** The PB reviewed notes and agreed with the updates.  There are additional updates to the three chapters from this meeting that will be applied in the draft as well.

**Master Plan Chapter 6, Recreation:** The board discussed the updates from the rec department and are ready to apply them to the MP working document.  Additional input was provided from the board members and a copy of those updates will also be added to the working document. Pat, Monica and Steve will meet to make the updates and bring them to the board.

**InvestNH Grant update:** Monica updated the board that the InvestNH grant was accepted as complete by the state on 27 Jun 2023, per Libby.

**Zoning Ordinance:** Pat discussed the possibility of hiring a consultant to review the current zoning ordinance for a review and houseclean stuff before tackling changes to the ordinance.  Pat proposed we ask the BOS to use the remaining funds from the MP budget to hire a consultant to review.  Eric will bring this to the BOS for a decision.

Pat also listed two reminders that are coming up soon.  The first is the 3 YouTube training modules being produced by the NCC and coming out in September.  It is very important that everyone on the PB view all three modules in preparation for the October NCC meeting. Monica will get with the NCC to see if we can get some or all the modules for the August 29, 2023, PB meeting.

The second reminder is that the PB is responsible for recruiting Franconia residents to attend the Franconia Housing Session, which is being led by NCC on Saturday, September 23rd from 9:30am -12:30pm.

**Public Input:** Larry discussed how for decades a lot of the houses in Franconia were second family homes. Recently, however, some of these homeowners are now utilizing the house as STRs when they are not in residence.  Larry recommends that we need to add to the new STR requirements that STR must be owner occupied to cut down on the negative impacts STRs have on the community. He also pointed out that most of the STR occupants do little to add positive benefits to the community.

With there being no additional business before the board, Thad made a motion to adjourn the meeting, Pat seconded the motion, everyone was in favor and Mark closed the PB meeting at 8:37pm.

Respectfully submitted,

Monica Laflamme

Secretary