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

Others Present: Glen and Caroline Elliott

A regular meeting of the Franconia Planning Board was held on Tuesday, August 25, 2020, at the Franconia Town Hall. The meeting was called to order at 7:03pm by Thad Presby.

The Board reviewed the minutes of the March 11, 2020, meeting. Keith Batchelder made a motion to accept the minutes as written, second by Thad Presby. All were in favor and the motion passed unanimously.

The Board reviewed the minutes of the July 14, 2020, meeting. Keith Batchelder made a motion to accept the minutes as written, second by Mary Grote. All were in favor and the motion passed unanimously.

**7:10PM – Informal Discussion, Glen and Carolyn Elliott.** The Elliotts own property on Split Rock Road (Tax Map 15, Lot 19-3). They are in the process of purchasing property from the Kelley Family Trust, et al which is outlined in yellow on the attached map (Tax Map 15, Lots 6, 7, 8, 9, 10, and 11). They are interested in taking two of those lots to add to their house lot so in the future they could divide that lot and put up another house for a family member and they would have the required road frontage off Split Rock Road. They also propose to keep lots 6 and 7 together and sell them as one piece and the remaining property would be kept as another lot.

The Board discussed various configurations of the property and whether it could all be accomplished by lot line adjustments or a combination of lot line adjustments and subdivision. One of the concerns is whether or not the lots are grandfathered as buildable lots even though they do not have road frontage. Caroline Elliott stated the property shows as six lots on the map but is reflected as two parcels in the deeds.

After a lengthy discussion, the Board agreed that anything the Elliots would like to do with the property depends on whether the lots are grandfathered lots and suggested that they have their lawyer look into that.

**Short Term Rentals** – The Board had a brief discussion about short term rentals. Keith said he would be attending the Select Board meeting to present the Board with the documents he obtained through his research and ask them to take up this issue and develop an ordinance. He suggested that the Planning Board might want to recommend this to the Select Board.

Keith made a motion to let the Select Board know that the Planning Board would encourage the Select Board to review regulations related to short term rentals. Second by Mary Grote. All were in favor and the motion passed unanimously.

After a motion and a second, the meeting adjourned at 8:24pm.

Respectfully submitted,

Carol Wills