**Members Present**: Thad Presby, Mark Hesler, Monica Laflamme, Eric Meth, Pat Garvin, Mary   Grote, John DiMarzio

**Also Present:** Many community members present.  Those that spoke: Kendall Eastman, Dawn Steele, Anne Foss, Larry Plate, Chris Collman, Ginny Jeffreys, Ed Rolfe, Heidi Valentine.

August 30, 2022, meeting of the Franconia Planning Board was held at the Franconia Town Hall on Tuesday, August 30, 2022, at 7:00PM.

Mark Hesler called the meeting to order at 7:03pm.

**Approval of Minutes:** Review of the August 9, 2022, minutes was accomplished.  Monica made a motion to approve the minute as written, seconded by Pat. All board members in attendance were in favor and the motion passed unanimously.

**Site Plan Review: Meadow Realty, LCC:** Property address: 793 Main Street, Franconia, NH. Thad Presby recused himself from the board due to conflict-of-interest. Mark opened the public meeting and ask Monica to read the Public Notice to the town on the meeting.  He then asked Thad to provide an overview of the site plan and project.  Mark asked several questions regarding scope and size of project as well as the lot size increase. He also asked about the variance from the zoning board that was required to go forward with project.  Thad confirmed variance and a copy of the paperwork was in file. He also explained that he was applying to the state for a gap-fund program.  The project will go forward with or without the approval of this program. The board continued with questions regarding using the property for STR vs LTR, outdoor living space, parking spaces, etc.  Thad and Trevor answered all the questions.

The Site Plan Review took place by the board members. Mark read out all the questions from the appropriate Site Plan Review checklist.  The board members located all requirements on the site plan and Monica tracked the list to ensure all requirements were met. Eric made a motion to accept the Site Plan application as complete.  John seconded the motion. Six board members in attendance were in favor and the motion passed unanimously.

**Public Hearing for Project at 793 Main Street, Franconia, NH:** Mark closed the Public Meeting and opened the Public Hearing.  He asked Thad and Trevor if they had anything to add for the Public Hearing.  Mark opened it up for any additional questions from the board, then for abutters to the property.  This followed with public comment.  Larry Plate asked to see the site plan and reviewed it.  Anne Foss asked about water supply capacity, and how the new units would affect the town water supply. It was answered that it shouldn’t affect it at all since the building on the site was also on town water.  Dawn Steele asked about water pressure issues. Chris Collman spoke as a resident on the Dow and said that pressure was an issue but a new water vain was installed and it solved the pressure problem.  No other comments were made, and Mark closed the Public Hearing.

Eric made a motion to approve the project as presented.  John seconded the motion. Six board members in attendance were in favor and the motion passed unanimously.

**Site Plan Review: Meadow Realty, LCC:** Property address 33 Dow Ave, Franconia, NH. Thad Presby remained recused from the board due to conflict-of-interest.  Mark opened the public meeting and asked Monica to read the Town Notice regarding this meeting.  He then asked Thad to provide an overview of the site plan and project.  Thad explained the plans and purpose of this project. Most infrastructure for the site is in place and will be used. Meadow Realty will be renovating one of the three current structures on the property and create four apartment units. Several clarification questions were asked by the board members regarding footprint, water, sewage, safety, etc.  The board also reviewed the floorplans for the apartments. Pat asked about the long-term plan regarding usage as short-term rentals and long-term rental after the five-year grant requirement expires.  Thad explained that, ultimately, it will be a balance.  He also made it clear that they may not get the State grant, but the project will go forward without the grant as well.

Mark asked the public if they would like an explanation about the State grant program that was referenced on both projects.  Several said yes so Thad explained the program and the requirements that must be followed if grant money is received. After discussion, Mark moved the board into the review of the application process.  The board ran the checklist and determined that the application was completed.  Monica made a motion to accept the application as complete, John seconded. Six board members in attendance were in favor and the motion passed unanimously. Mark closed the Public Meeting and opened the Public Hearing.

**Public Hearing for Project at 33 Dow Ave, Franconia, NH:** Mark started the Public Hearing by asking Thad and Trevor if they had any additional comments, which they did not. Mark asked the board members if they had any additional questions.  Eric asked about the pool on the property and Thad remarked that it was in good shape. John asked about ADA compliance. Trevor commented ADA compliance isn’t required however, the apartments are big enough that the space exists to make them compliant.

Next Mark opened the meeting up to abutters. Monica started by reading three abutter letters from Kendall Eastman, Marisha and Kirk Luce, and Karen and Chris Collman.  Details of this letter can be found in the application package. Mr. Eastman and Mr. Collman were present at the meeting.  Mr. Eastman had no additional comments after his letter was read.  Mr. Collman made comments regarding the purpose of his letter after it was read.

Next Mark opened the meeting up to the public.  Dawn Steele asked about wetlands on the property and if permits were required. Mark responded that there are no wetlands on the property. Ginny Jeffries expressed the opinion that a shoreline permit is necessary because the property is within 200ft of the Gale River. She then asked if the parking lot would be paved because paving won’t soak up water. Thad answered that they are not planning to pave.  Ginny concluded by saying she agrees on having more housing but shares abutters concerns on safety and legal issues.  Ed Rolfe asked if the town would consider widening the entry of the property since it’s in Residential B. Planning Board members discussed this but, overall, the entry road was private so the town would not be involved.

Heidi Valentine made a comment that it didn’t sound to her that the apartments would always be long term rental. Instead, she commented that Thad and Trevor are being economically savvy to figure out what will work with their finance. Heidi asked if there was any chance that there would be eminent domain on Ken’s property.  Thad answered that eminent domain wasn’t going to happen. The only thing that can be done is if one of the abutters wanted to give up some land and work with them to build a road.

Pat Garvin asked how many people are currently using the facilities and if there are any current issues.  Trevor answered that there are 30 hotel rooms and that, with the 4 apartments, it would be 34 total units. Pat also asked for feedback regarding any traffic problems currently happening at the property. Two abutters, Chris Collman and Kendall Eastman, both answered that there are no current problems. Dawn Steele asked if school buses currently go down the road to the property now.  The answer was that the bus-stop for the kids is located on Main Street.  Mary Grote asked if the way they are doing it now, with just one out of the three building on the property, would they consider committing to not doing anymore buildings. Trevor answered that they don’t know right now what is going to need to happen with the other buildings. It’s not in the scope of what they are doing right now.

Mark closed the public hearing to bring it to a vote.  Eric made motion to close the public meeting, seconded by Pat.  Eric, John, Mark, Pat, and Monica voted to approve the motion. Mary abstained.

Monica made a motion to accept the proposal for 33 Dow Ave, seconded by John.  Eric, John, Mark, Pat, and Monica voted to accept the motion.  Mary abstained.

There being no further business to come before the Board, the meeting adjourned at 8:52 pm.

Respectfully submitted,

Monica Laflamme