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

Others Present: Peter Grote

A regular meeting of the Franconia Planning Board was held on Tuesday, November 10, 2020, at the Franconia Town Hall.

The meeting was called to order at 7:04pm by Thad Presby.

**7:15PM – Informal Discussion, TTW, LLC (Map 17, Lot 4)**. Thad recused himself from the Board for this matter and Mark Hesler was appointed acting Chair.

Thad presented this matter to the Board regarding the purchase of a 62-acre lot at the end of Old County Road by TTW, LLC. There were conditions placed on the lot when the original subdivision was recorded stating that the lot only be transferred to the abutting landowner and could not be further subdivided, conveyed, or sold without Planning Board approval. Since that time the lot has been sold multiple times. When the lot was created Old County Road did not exist and the lot did not have any road frontage and that is why it could only be owned by an abutter. Since then, Old County Road was constructed and the lot has more than the required road frontage on Old County Road. This condition should not be a factor for the Planning Board or the town. Thad requested the Planning Board write a letter stating such to satisfy his attorneys so they could close on the property.

Mark asked what the future use of the property would be. Thad stated probably a small subdivision. Mary asked if the lot was in the aquifer district. Thad stated he did not know but that was not relevant to this issue. Mary asked if any other conditions on the plan would be affected and it was decided they would not.

Keith made a motion that the Planning Board draft a letter to say that condition number 1 on the plan is no longer a concern for the Planning Board since there is now adequate road frontage for the lot, second by Eric. All were in favor and the motion passed unanimously. Mark Hesler agreed to write the letter.

There being no further business, after a motion and second, the meeting adjourned at 7:50pm.

Respectfully submitted,

Carol Wills