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

**Members of the Public:** Dawn Steele, John Agostinelli, Caroline Goddard, John Foss, Paul Foss, Karen Foss, Alex Foss, Katarina Lackner Foss

Mark opened the meeting at 7:03pm

**Approval of Meeting Minutes**: The PB reviewed the October 24th, 2023, meeting minutes.  Thad made a motion to approve the minutes as written and Eric seconded the motion. All board members were in favor and the minutes passed.

**ADU Discussion:** The board discussed a draft of possible ADU verbiage for the Zoning Ordinance.

**ZOOM with Tara/Zoning:** Tara attended the PB meeting via Zoom. The PB discussed Tara’s final report regarding the current Franconia Zoning Ordinance. The board reviewed the report and agreed with a large part of Tara’s recommended changes to the Zoning Ordinance. The board intends to go forward with Zone changes next calendar year and are discussing hiring Tara as an expert to help with the rewrite.  Tara will submit an estimate to the board so we can request funding in the PB budget for next year.

**Informal Discussion on subdividing property:** Paul and Karen Foss own and occupy 62 acres of property that they would like to subdivide into three lots. Their son, Alex Foss, represented the family in the informal discussion on how to move forward.

Alex presented a map of the entire property which noted that the 62 acres, according to the Franconia tax map, was subdivided into two deeds. The Foss’s came to the PB to talk through how to go forward dividing the property to fit their needs. They had questions about a major vs minor subdivision of the lots. They also discussed doing 3 subdivision vs subdividing one lot into two and a lot line adjustment for the 3rd lot.  After a thorough discussion on the possibilities, the board couldn’t find any foreseeable problems with the goals of the project and recommended the family move forward with a major subdivision and have the survey/plans developed.

**Review/update on MP chapters:** The planning board used this session to update chapters 8 and 9 from the 2008 Franconia Master Plan.  Both updates were completed by the board to be forwarded to the NCC. Additionally, the board received and reviewed the updates to Chapter 10 from the conservation committee which will be forwarded to the NCC as well.

With no additional business before the board, Mark made a motion to close the meeting at 8:50 pmand Thad seconded. The board unanimously approved the motion. The next PB meeting is set for November 28, 2023, to meet with the NCC on the Master Plan.

Respectfully submitted,

Monica Laflamme

Secretary