November 27, 2018 Franconia Planning Board 7:00PM

Meeting Minutes

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

Others Present: Peter Grote

A regular meeting of the Franconia Planning Board was held on Tuesday, November 27, 2018, at the Franconia Town Hall.

The meeting was called to order at 7:05pm by Thad Presby.

The Board reviewed the minutes of August 14, 2018. Thad made a motion to accept the minutes as written, second by Cort. All were in favor and motion passed unanimously.

The Board discussed the need to address ongoing concerns that current zoning did not adequately address building setbacks for pre-1987 lots and had no requirement for parking. The Board then worked to come up with wording for pre and post-1987 lots and how best to word the revisions regarding setbacks. After much discussion, Mark proposed the wording to be utilized. Parking was also discussed and added into the proposed zoning.

Mark read the proposed wording to the Board (see attached). Thad made a motion to accept the changes as read and Keith seconded. The wording was approved by unanimous vote.

Mark read the proposed wording for the parking requirements. Keith made a motion to accept the requirements as read and Cort seconded. The parking requirements were approved by unanimous vote.

Thad will deliver proposed changes to Carol Wills who will incorporate them into the proposed zoning document.

After a motion and second, the meeting adjourned at 8:02pm.

Respectfully submitted,

Thad Presby, Chairman

**SECTION 3 – DENSITY REQUIREMENTS FOR ALL PERMITTED USES:**

Notwithstanding the following provisions of this Section 3, one (1) One-Family Residential Structure shall be permitted on any vacant existing lot, which was subdivided and recorded prior to March 10, 1987, provided the setbacks for all structures are at least 50 feet from any right-of-way centerline and 20 feet from any side or rear lot line.

1. Any lot subdivided on or after March 10, 1987, for separate sale, use, ownership, development, or resale shall:
2. Have no less than the prescribed street frontage and minimum lot size for the District in which it is located as shown in the following chart;
3. Conform to the density requirements shown in the following chart; and
4. Have a setback for all structures of at least 50 feet from any right-of-way centerline and 20 feet from any side or rear lot line.
5. Any lot, whenever subdivided, with an existing structure to which additions and/or renovations are to be made to increase the number of One-Family Residential Structures must conform to the density requirements set forth in the chart below.
6. A One-Family Residential Structure must conform to the minimum acreage required for the District in which each is located.
7. If soil or slope conditions will, in the opinion of the Planning Board, adversely affect the runoff, erosion, or operation of on-site sewage disposal facilities, then greater than the District minimum acreage may be required.
8. All single-family lots shall have sufficient parking space to accommodate at least two (2) full size vehicles off the street.