

# FRANCONIA PLANNING BOARD

June 11, 2012

## **Members Present:**

Brian Williams, Mary Grote, Nanette Avril, Dick Reinhold, Lydia Cumbee & Thad Presby

A regular meeting of the Franconia Planning Board was held on Monday, June 11, 2012 at the Franconia Town Hall. The meeting was called to order at 7:00 PM.

## **Approval of Minutes –**

Dick Reinhold made a motion to approve the minutes of the May 14, 2012 meeting. The motion was seconded by Thad Presby and the minutes were accepted unanimously as submitted.

## **7:15 – Pauline Palmer – 484 Forest Hill Road**

Pauline Palmer met with the Planning Board to let them know that they will be operating a small guest house business with 3 bedrooms. Their hope is to have a maximum of 4 bedrooms and will offer a continental breakfast. They will also use space for occasional small weddings that will be catered. The property is currently zoned for this. The Board asked about signage and the septic capacity. Pauline told the Board that they will be putting a sign out and the PB referred her to the Board of Selectmen for a sign permit. Pauline said that the prior owners told them that there is a 2,000 gallon septic which should be more than adequate. They also can accommodate parking.

## **Voluntary Merger Letter -**

Nanette Avril drafted a letter that she thought could be used along with the voluntary merge form which would give people a better understanding of what they need to do if applicable. Nanette will work on putting together a list of people in town that this may apply to.

**Follow-up with Board of Selectmen –** The Board discussed the fact that they had not heard anything back from the Selectmen after the joint meeting held April 9<sup>th</sup>. John LaChapelle had told the Planning Board that he would work on getting a list of definitions. Rollie Barnaby, the Selectman representative was not at the meeting for follow up.

**Site Plan Review Regulations Update –** Revisions were discussed. Lydia will add new verbiage on change of use application and will email copy to be distributed at next meeting for Board to vote on.

Next meeting is scheduled for June 25, 2012.

Respectfully submitted,  
Marilyn L. Knowlton  
Secretary