

FRANCONIA PLANNING BOARD MEETING

January 12, 2015

Members Present:

Mark Hesler, Mary Grote, Thad Presby, Brian Williams, Lydia Cumbee, Keith Batchelder, Franconia Selectman representative – Ted Hoyle

Others Present:

Bernardette Costa, John Lachapelle, Betsey Phillips, Chuck Phillips, Dawn Steele

A regular meeting of the Franconia Planning Board was held on Monday, January 12, 2015 at the Franconia Town Hall. Mark Hesler called the meeting to order at 7:00 PM.

This was the first of two publicly scheduled and announced hearings for discussion and public comment on proposed revisions and updates to Franconia Zoning Ordinances. The next meeting will be January 26th at 7PM.

It was noted that the scheduled 7PM presentation by the Capital Improvement Program (CIP) did not occur, as representatives from CIP were not present.

PUBLIC HEARING ON PROPOSED REVISIONS AND UPDATES TO THE FRANCONIA ZONING ORDINANCES

Public Meeting opened by Chair Mark Hesler at 7:30 PM

Introduction/Background to the proposed updates/revisions to the Franconia Zoning Ordinances

- Last updated in 2007
- Used some concepts described in the book “Rural by Design: Maintaining Small Town Character” by Randall Arendt
- Document “clean up”
- Needed to update references to current standards
 - Remove redundancies
 - Reorder document for easier readability and location of information
 - Make definitions consistent and easy to find
- Compliance with regulations from the State of N H – specifically addressing
 - Workforce Housing
 - Affordable Housing (owned or rental) with finished cost of less than \$239,000
 - Currently – not addressed in existing Franconia Zoning Ordinances
 - Working towards compliance with NH state regulations was recommended by the Franconia Board of Selectmen
- Key changes/additions
 - Planned Unit Development (PUD) changes
 - Goal was to make modifications to better accommodate Senior and Workforce Housing developments.
 - Applies to Single or Two Family residence
 - Minimum acreage changes for PUD
 - Residential A reduced from 20 to 10 acres

- Residential B reduced from 10 to 6
- Cluster Development (NEW SECTION)
 - Allows concentration of housing units to help preserve “large open spaces”
 - Both with and without municipal water
 - Higher density allowed with access to municipal water
- Senior/Workforce Housing – like cluster development with lower acreage requirements
 - Up to 3 unit cluster
 - Bonus lots

No changes were made to Residential A or B zones, however, the four (4) bedrooms per unit limit was changed to a maximum of eight (8) bedrooms per unit.

The floor was opened to Public Hearing 7:55 PM

Questions from the public in attendance

1. Question about no PUD allowed in Residential A
 - a. To help maintain rural nature of Franconia
2. Question about septic requirements for 8 bedroom unit
 - a. Septic requirements for more bedrooms scale accordingly e.g. 8 bedroom will require twice as much septic capacity at 4 bedroom
3. Question about definition of “structure.”
 - a. The Planning Board, at this time, did not create nor address any issue related the definition of what a “structure” is.
 - b. I.E. no change
4. Question related to Workforce Housing – must it be “local” to Franconia
 - a. Must be primary residence
 - b. Needs to follow state guidelines about workforce housing
 - c. Franconia may report infractions; state is responsible for enforcement
5. Question regarding Condominiums – any new or special zoning
 - a. No zoning specific to condominiums
 - b. Condominiums would fall under PUD ordinances and need to meet those requirements

A misspelling of Boundaries (Boundairies) was noted in section 4b – to be corrected in the version submitted for vote.

Public Hearing was closed by Chair Mark Hesler at 8:10 PM.

After a motion to close the meeting by Ted Hoyle and a second by Keith Batchelder, Planning Board meeting was adjourned at 8:10 PM. The next meeting is scheduled for January 26th. The second hearing on proposed revisions and updates to Franconia Zoning Ordinances is scheduled for 7:00 PM.

Respectfully submitted,

Keith Batchelder
Acting Secretary