

FRANCONIA PLANNING BOARD MEETING MINUTES
Wednesday, November 1, 2017

Members Present:

Thad Presby 7:07pm, Victoria Cole, John DiMarzio, Eric Meth, Mark Hesler, Cort Roussel, Mary Grote (speaker phone).

Others Present: Tim Clough, Jason Liviston

A public hearing of the Franconia Planning Board was held on Wednesday, November 1, 2017 at the Franconia Town Hall. Thad called the meeting to order at 6:30 pm.

The October 10, 2017 minutes were read and the following motion was made:

Victoria made a motion to accept the October 10, 2017 minutes as amended, John seconded the motion with all voting in favor.

6:30 pm - Informal Discussion - Tim Clough & Jason Liviston

Mr. Clough and Mr. Liviston have the Whitney property under contract and they are looking to put a Brewery in with a beer garden. They are doing their due diligence to see if this will work for them. They have met with Trevor Presby in regards to the septic. In NH you cannot serve anything over four ounces without food being served. They will be selling 32 & 64 ounce growlers to take off premise. Eventually it will also be a food establishment. They have met with the Building Inspector Allan Clark so he could view the property. They have also spoken with Carol Walker at the Woodsville Guaranty Savings Bank. The zoning permits a restaurant and/or light manufacturing. The property appears to have adequate parking. The prospective owners will have to speak to the Department of Transportation in regards to having a dual entrance. Thad recommended they do this right away as it takes about 4 months to get approval. They will have to do a change of use permit for this property. They plan on having about 1700SF for office space. They are working on the design.

Eventually in addition to the beer they will have wine and gluten free cider. They do not believe they will outgrow this building. They intend on staying right there. They will eventually want to put bands in there for entertainment.

7:00 pm - Zoning Changes Summary -

The Planning Board discussed the proposed zoning changes and worked on getting the proposed zoning changes put into a summary page.

The Village Mixed Use (VMU) is to create a walk-able community with mixed residential and business use. (A business with second floor residence). We would like a vibrant village center. The VMU allows for increased residential density with certain stipulations.

Definitions - were changed.

Work force housing - housing which is intended for sale and which is affordable to a household with an income of not more than 100 percent of the median income for a 4-person household for the county in which the housing is located as published annually by the United States Department of Housing and Urban Development. For a rental it has to be affordable to a household with an income of no more than 60% of the median income for a 3-person household for the county in which the housing is located as published annually by HUD.

Accessory Dwelling Unit - as compliant with the state RSA's. Allowing special exceptions the ZBA may permit one attached to a One Family Residential Structure in any district either as a conversion or a new construction if conditions are met.

Mixed Use Structure - A building which contains dwelling units located above the ground floor of an institutional, civic, office commercial or retail use.

Cluster Development - road frontage requirements changed.

Multi Family Residential Units - built under a provision of the Village Mixed Use Overlay District shall conform to the minimum acreage required in the District in which is to be located with an additional one(1) acre of land required for each unit over one (1) provided in the structure up to eight (8) units. The total number of Residential Units shall not be over 20.

Miscellaneous -

Trailside - A plan came in and it will be given to The Board of Selectmen to review with Scott Leslie.

Mittersill Resort - The Voluntary Lot Merger request will go to the Select Board. We have discussed and stated that the five lots can be merged. However, the two lots with a structure on it cannot be merged together. So however the owner wants to merge the lots they will have two lots in the end.

Street Lights - will be done. Eric stated that the town went thru the CDFA.

Tax Breaks for improvement of current businesses on Main Street - The RSA was discussed and there will be more discussion in regards to this before it is brought before the town. Discussed having a committee to draft and approve the application process. We can touch base with Lisbon in regards to how they did this. We can have the Select Board appoint a committee. Then the Planning Board can apply for a warrant article.

John DiMarzio - Spoke about the Trail System. He also had some recommendations about cleaning up some unsightly properties here on Main Street. He also asked about the zoning for junk yards or what appears to be a junk yard.

Next meeting is scheduled for Tuesday, November 14th, 2017 at 7:30pm.

Meeting was adjourned at 8:36 pm.

Respectfully submitted,

Herbie Bartlett
Planning Board Secretary