

FRANCONIA PLANNING BOARD MEETING MINUTES Tuesday, November 14, 2017

Members Present:

Thad Presby, John DiMarzio, Eric Meth, Mark Hesler, Cort Roussel, Mary Grote, Victoria Cole (left early before the meeting started)

Others Present: Justin Roshak, Bob Montagno

A public hearing of the Franconia Planning Board was held on Tuesday, November 14, 2017 at the Franconia Town Hall. Thad called the meeting to order at 7:30 pm.

The November 1, 2017 minutes were read and the following motion was made:

Keith made a motion to accept the November 1, 2017 minutes as written, Cort seconded the motion with all voting in favor. Keith abstained as he was not here at the last meeting.

7:45 pm - Zoning Changes Summary - The Board started this by the MTAG Grant. This was recommended by Chris Nicodemus. The Board worked with North Country Council (NCC) and Kaela Gray to adjust our definitions. She worked on the mixed use for the overlay with combined residential and commercial. This was to provide more residential housing.

The Planning Board discussed the proposed zoning changes and worked on getting the proposed zoning changes written in a 1-2 page summary page for presentation to the town.

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

Definitions - Upon review the Planning Board wanted to improve and clarify definitions in our existing zoning and make sure they are in compliance with state regulations.

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.

Nonresidential Site Plan Review Regulations including multifamily and condominium Developments.

Justin Roshak had some questions that were answered by the Board.

The Planning Board is providing more opportunities not taking away. We are looking to expand the core of the village. We will always be limited on what can happen in the town because of the septic system. We are looking to expand the VMU district over to the other side of Interstate 93.

Thad will make a copy of the proposed map for the Village Mixed Use zone.

We had zoning changes in 2015 and nothing has happened as of yet in regards to those.

These changes will never make our town be like any other town. We are not trying to be like any other town. We are constrained by the river and the highway.

The Board would like to make the village more attractive and have it be unique. More people would be attracted to come to the area and increase opportunity.

The Selectmen met with business members in town. There is a drainage issue in the middle of downtown and we have protected shoreline issues. Littleton has an exemption. Our town can **apply for an exemption for shoreline**

protection.

Thad asked the Board Members to prepare the summary pages input to present to the town by our next meeting.

Herbie will put the recommended red line changes, given to us by Kaela Gray from NCC, on the town web site so that the public may review.

Next meeting is scheduled for Tuesday, November 28, 2017 at 7:00 pm.

Meeting was adjourned at 830 pm.

Respectfully submitted,

Herbie Bartlett
Planning Board Secretary