

FRANCONIA PLANNING BOARD MEETING MINUTES November 24, 2015

Members Present:

Brian Williams, Keith Batchelder, Eric Meth, Dick Reinhold, Thad Presby, Mary Grote

Others Present: William McCarthy, Chris Nicodemus, Ken Mosedale, Eric Pospesil, Ginny Jeffryes.

A regular meeting of the Franconia Planning Board was held on Tuesday, November 24, 2015, at the Franconia Town Hall. Thad Presby called the meeting to order at 7:00 PM.

November 10, 2015 corrections – Under public restrooms state – Public Restrooms were discussed and strike everything else.

Keith made a motion to accept the November 10, 2015 minutes as amended, Brian seconded the motion and minutes were approved unanimously.

Hearing – for the Review of the Changes to the Franconia Zoning Ordinance was opened at 7pm.

Chris Nicodemus - Conservation Commission has objected to the proposed changes. They are concerned about the density in zones A & B and the unintended consequences that may entail in regards to how it is written. It is unclear. As a resident Chris agrees with the Conservation Commission. He wanted to know why they were just now seeing these changes. He wants his niece to help us with a federally funded program. He thinks our zoning is antiquated.

Eric Pospesil – Is here to see what is being represented. He works with regulations like this and it is hard for him to understand what we are saying. He is concerned about the density.

Ken Mosedale – Said this type of proposed zoning works in Boulder, CO. Ken also thinks we are headed in the right direction on this and to keep moving forward with it. Keep working on this document and get it to the town in March. Give yourself some built in flexibility. There are going to be some issues that are not black and white.

Red McCarthy – He is concerned about these changes. He has dedicated a lot of his time to the town even after his retirement. He would like to see more review in regards to these changes.

Ginny Jeffryes - Has concerns about the size of the houses and the size of the bedrooms allowed. (The State says what size the bedrooms can be.) She also objects about the lot sizes. She was also concerned about a conflict of interest because of Realtors and Developers being on the Board.

Planning Board - The Planning Board has worked on these changes for the past four years. The Planning Board voted unanimously to move this forward last year to present it to the town. This was brought before the town at the town meeting in March and it was voted on unanimously by the residents but because of a procedural error it has to be done again this year. So this is nothing new that we have been working on. Nothing has been changed in this proposal since it was presented to the town last March. The State requires us to have something in our zoning regulations pertaining to work force housing. We have been transparent in regards to moving forward with these changes. We are open to a minimal rewrite. We welcome the Conservation Commission to participate in making suggestions to make the verbiage clearer.

The Conservation Committee is part of the Planning Board. You have a liaison and all the documents could have been shared. This is the first time in several years that anyone else from the Conservation Commission has appeared. If you want to participate you are more than welcome to come to meetings. The zoning changes have to happen this year. The Planning Board has thought about the consequence if we do not have this zoning in place.

If we do not do something about the higher density required by the State we are at higher risk of development by developers that we do not want to see happen in our town. Without this zoning Developers can do what they want with the zoning the way it is. If this sits and we do nothing we would be making a huge mistake. We have state laws that protect our wetlands so this is covered.

In regards to conflict of interest as to members on the Board we have no Realtors or Developers on the Board.

The proposed draft of the Zoning regulation with the updated proposed changes can be added to the website for the general public to review. The Proposed Draft of the Zoning Changes can be obtained at the Town Hall.

Eric made a motion to put a copy of the zoning regulations with the proposed changes marked as a DRAFT onto the website for public review, Dick seconded the motion with ALL Members voting unanimously.

We are required to have a minimum of two public hearings and we could have another meeting for public comment if time permits. We have time constraints to get this process completed. We will speak to Lydia Cumbee in regards to this.

Thad made a motion that we attempt to have a third meeting for public meeting if all deadlines can be met legally, Brian seconded the motion with ALL Members voting unanimously.

Thad made a motion to close the hearing at 9:10 pm, Eric seconded the motion with ALL voting in favor.

**Old Business –
New Business –**

The Planning Board meeting was adjourned at 9:11PM. The next meeting is scheduled for Tuesday, December 8th.

Respectfully submitted,

Herbie Bartlett
Planning Board Secretary