

FRANCONIA PLANNING BOARD MEETING MINUTES

December 8, 2015

Members Present:

Brian Williams, Keith Batchelder, Eric Meth, Dick Reinhold, Thad Presby, Mary Grote, Lydia Cumbee, Mark Hesler.

Others Present: Chris Nicodemus, Elizabeth Andrews, Peter Grote, Bill Oliver

A regular meeting of the Franconia Planning Board was held on Tuesday, December 8, 2015, at the Franconia Town Hall. Thad Presby called the meeting to order at 7:00 PM.

Eric made a motion to accept the November 24, 2015 minutes as written, Brian seconded the motion and minutes were approved unanimously.

7:15 pm – Plain Kate’s Site Plan Review Hearing -

Thad Presby, Chairperson, has recused himself from this hearing.

Brian Williams asked Attorney Oliver if he had any objections to anyone else that was on the Board because of a conflict of interest and Bill stated that he did not.

An application for Change of Use Site Plan Review was submitted by Cornelia Lorentzen for Plain Kate’s (the former Cannon Mountain View). She wants to turn the front of the existing building (In the Old Victorian) into commercial rental business space. She wants to put three offices on the 2nd floor and two conference rooms on the first floor. There is ample parking on the west side of the building and there will be tenant parking close to the building on this same side. The eastern side has 4-5 spaces next to the patio which will be for ADA handicapped parking.

Mixed evergreens will be planted along route 142 to block the view to the swimming pool. There is an emergency cut to get into the motel units and she will leave that open for access of emergency vehicles.

This is a Change of Use for the front portion of the building. The front porch is being remodeled.

On the application Cornelia had written under Brief description of project, “Upgrading and bringing to code existing restaurant and office space, plus All Ways Inn motel property, adjacent to Plain Kate’s. “ This is amended to state that this is for the Change of Use – Site Plan Review for the Victorian (front portion of Plain Kate’s) that was Residential and is now Commercial.

Lydia made a motion to accept the amended application, Keith seconded the

motion, and ALL voted in favor.

The hearing was closed at 7:37pm. Public meeting opened at 7:38pm

Lydia made a motion to waive the reading of the checklist for site plan review change of use, Mark seconded the motion and ALL voted in favor.

Bess Andrews was the only abutter present at this meeting. She has a question to see if Cornelia was going to let the public utilize the conference rooms. Attorney Bill Oliver stated that Cornelia would be amenable to that.

There were no public objections in regards to this application for Site Plan Review.

Comments from the Board – We do not see a problem with this application. A question was asked in regards to the septic. Cornelia has just hired Presby to confirm the system. The system was updated in 2006. An application was begun by the Fredricksons, the former owner. They submitted the original design for 120 plus people and for the motel system. The plan was not certified with the State.

Mark made a motion to **APPROVE** the Change of Use and Mary seconded the motion with ALL voting in favor.

7:55pm – Franconia Conservation Commission

Thad returned to the meeting and made apologies for running over on time for the previous hearing.

Chris Nicodemus - Franconia Conservation Commission (FCC) - Kim Cowles is the chairperson and Chris Nicodemus is the point person to get the planning board to help with revisions. He would like to help to facilitate.

He collected comments from the Commission. The consensus is that the FCC is concerned about the change in density with what we are proposing. The implications are not understood or appreciated.

They support the principals and adding the sections. They are concerned about the existing zones in the towns and the attempt to apply that zoning logic. Recommends we get Citizens Institute for Rural Design involved.

The Franconia Conservation Commission would like to buy some time to find out what the mood of the community and set up the revisions to be prepared for the future. They would like additional maps. Chris and the Franconia Conservation Commission does not want unintended consequences.

The Board will review the changes that the FCC has recommended and take it

under consideration. The state is mandating that we develop the workforce and cluster housing. The Planning Board has been working on this for seven years. We are all on the same team. We want what is best for the town. It is far better to get this put in place now and it can be amended later. The FCC's biggest concern is changing the acreage to lower than 20 acres.

Ken Mosedale – Sent an email dated Dec 1st with comments supporting the Cluster Development. Town doesn't have to re-invent the wheel. He thinks this is good and to get this to town meeting.

Keith made a motion to close the hearing at 8:54pm, Brian seconded the motion with ALL voting in favor.

New Business – Discussed Northern Pass. We want the Board to apply requesting for the Intervener Status.

Keith makes a motion to pursue the Planning Board to get an Intervener status that Thad signs, Lydia seconded the motion and ALL voted unanimously.

The Planning Board meeting was adjourned at 9:25 pm. The next meeting is scheduled for Wednesday, December 16, 2015

Respectfully submitted,

Herbie Bartlett
Planning Board Secretary