

FRANCONIA PLANNING BOARD MEETING MINUTES
Tuesday, February 28, 2017

Members Present:

Brian Williams, Dick Reinhold, Eric Meth, Mary Grote, Mark Hesler, Keith Batchelder

Others Present: Kaela Gray, Chris Nicodemus

A public hearing of the Franconia Planning Board was held on Tuesday, February 28, 2017 at the Franconia Town Hall. Brian Williams called the meeting to order at 7:08 PM.

The minutes were reviewed and the following motions were made:

Mark made a motion to accept the January 10, 2017 minutes as written, Dick seconded the motion with all voting in favor except Keith Batchelder who abstained.

Dick made a motion to accept the January 31, 2017 minutes as amended, Brian seconded the motion with all voting in favor.

Brian made a motion to accept the February 15, 2017 minutes as amended, Mark seconded the motion with all voting in favor except Keith Batchelder, Mark Hesler & Mary Grote who abstained.

MTAG - Kaela Gray - presented docs and maps for review. The maps will be available in a PDF format.

What do you want to allow in this area? She also will put in the municipal water on the map.

Kaela said that they will look at zoning ordinance at the next meeting and do some housekeeping. Are these uses what we want to see or do we want to rearrange?

Proposed Uses - Village Mixed Use (VMU) District - defining what we want. It is generated by walk-able distance.

Conversion from single family to Multi-family - we have this covered. Our zoning was adopted in 1970. Mixed Use and allow conversions in this district? Built and occupied as a single family to be then converted.

Two family Residential - yes we will allow.

Conversion single family to multi-family - 3 units max.

Business offices - not to exceed one floor in any one building.

**Professional offices & Medical Offices - require upper level housing.
Must provide residential units on one floor of the unit.**

Maximum use downtown - concentrate it.

Mixed use buildings retail or commercial buildings with residential uses in upper floors - to be removed because it is a duplication.

Mixed use parcels - 6 acre parcel small store and also a residence on it...how do you feel about it...pull retail out....percentage should follow thru on this. Do you want to allow principal uses...land two structures? Kaela will check on Goffstown.

Multiple Principal Uses - coexisting Kaela will pair with above.

**Home occupation - web designer, hair dresser,
Accessory use to the residence.
2 outside employees
You have to work there.
25% of the building used.
1 small sign
No mechanical
No evidence of a business.
Parking - limited to 4 vehicles.**

Retirement and Eldercare Facilities - Go home at night.

Community & Recreational Facilities - do they need a license?

Community & Recreation Facilities - Do we need an ordinance for swimming pool?

Farmer's Markets - encouraging.

**Signage - 3 x 4' - Check out signs in town.
12 Business and Home 6**

The Planning Board Members adjourned the Meeting at 9:05 pm. The next meeting is scheduled for Wednesday, March 15, 2017.

Respectfully submitted,

Herbie Bartlett, Planning Board Secretary