

FRANCONIA PLANNING BOARD MEETING MINUTES

Tuesday, April 11, 2017

Members Present:

Thad Presby, Brian Williams, Eric Meth, Mary Grote, Keith Batchelder, Victoria Cole

Others Present: Vinny Patel, Jamie Durand

A public hearing of the Franconia Planning Board was held on Tuesday, March 28, 2017 at the Franconia Town Hall. Thad Presby called the meeting to order at 7:05 PM.

The February 28, 2017 & March 8, 2017 & March 28, 2017 minutes were reviewed and the following motions were made:

Thad made a motion to accept the February 28, 2017 minutes as amended, Keith seconded the motion with all voting in favor.

Thad made a motion to accept the March 15, 2017 minutes as written, Vicky seconded the motion with all voting in favor except Keith Batchelder who abstained.

Thad made a motion to accept the minutes as amended, Brian seconded the motion with all voting in favor except Keith who abstained.

7:15 pm - Vinny Patel - Informal Discussion - Best Western - Sign/Adding Rooms.

- Sign - 1' x 2' - no light but a reflective design BW with a directional arrow.
Total area has to meet sign ordinance.
- They would like to add 18 rooms in the basement. Horizon Engineering is doing a site plan. Mr. Patel spoke to Allan Clark the building Inspector. Interior fire code egress is Allan's job. The outside parking, lighting and septic is the Planning Boards job. Restaurant was 2400 gallon septic.

7:30 - Jamie Durand - Informal Discussion - Bouchard Lot - no conflicts of interest

Mr. Durand is interested in purchasing a .94 acre lot in Business B District. He

was interested in finding out what he could do with this property. Thad told him about the Shoreland Protection being close to the Gale River. All permitted uses like a business and a dwelling on the same lot. We as a Board are encouraging mixed use.

Thad had done a septic design for this property in 1999. It has since expired. There is also a Town water line near there too.

It's harder to get a NH DOT Drive Way Permit - It could take 6 months for an approval.

Franconia Street Light Project - there have been a lot of aesthetics concerns. Eric has an attachment for the minutes in regards to this project. The Commission has a Request for Proposal (RFP) sent by Karen Foss for replacing 148 lights plus five extra for repair. None of the existing lights will be shut off.

The brightness of the lights should be in the 3000 - 3500 range for lumens. Where can we view existing? The lights will be pointed down. The lights have to be in dark sky compliant. Maybe we could put one fixture up in town so people can check it out. The committee will look into it or point everyone in the right direction to see these lights operational in other towns.

AIRBNB - Eric spoke to the Board of Selectmen and the problem property for the AirBnB came in yesterday to meet with the Selectmen. Allan was not there but Rick Gaudette was. The safety issues are being addressed and the property is not being rented until it is fixed. We have to address the zoning issues. Eric will keep the Planning Board apprised.

Kaela Gray will be leaving NCC but she will finish our MTAG project. Best wishes to Kaela in her future endeavors.

ELECTION OF OFFICERS -

ChairThad Presby
Vice ChairBrian Williams
Conservation Commission Rep.....Mary Grote
NCC Representative.....Thad Presby
Secretary.....Herbie Bartlett
CIP Representative.....Dick Reinhold
MTAG.....Keith Batchelder
ZBA Representative.....Victoria Cole

Voting for the officers will have to be done at the April 25th meeting when we have the full board.

The Planning Board Members adjourned the Meeting at 8:15 pm. The next meeting is scheduled for Tuesday, April 25, 2017.

Respectfully submitted,

Herbie Bartlett
Planning Board Secretary