

# FRANCONIA PLANNING BOARD MEETING

## April 13, 2015

### Members Present:

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

### Others Present:

Gardner Kellogg, Evan Granoff

A regular meeting of the Franconia Planning Board was held on Monday, April 13, 2015 at the Franconia Town Hall. Mark Hesler called the meeting to order at 7:00PM.

Lydia Cumbee said that Bill Mead spoke with Brad Bailey. A request to add amendment to correct ballot in regards to the changes to the Zoning Ordinance.

Lydia recommended that Thad Presby join the North Country Council which is held at the Rocks Estate. Our town is not represented there.

Lydia also spoke of the Cannon Mountain View going up for auction on May 14<sup>th</sup>. The town attorney Laura has been contacted. She will contact Eric in regards to a tax lien. The owner owes \$48,000.

We welcome our new Selectmen Eric Meth to the Planning Board.

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### **PUBLIC MEETING ON THE LOT LINE ADJUSTMENT APPLICATION FOR SHEPPARD/GRANOFF**

The public meeting was opened at 715pm. This matter was properly noticed and abutters were notified. Gardner Kellogg represented Elizabeth Sheppard and Evan Granoff for a lot line adjustment application. All items on the LLA checklist were met except the water lines on the map. Gardner said that it could be added. Sheppard/Granoff wanted to take .22 acres from tax map 28-46 and add to tax map 28-25 to make it a more reasonable lot. It was noted that the lot was already a non-conforming lot and by taking .22 acres from it would make it an even less conforming lot. Also there were septic concerns.

Keith Batchelder made the motion to accept the application for a lot line adjustment with one condition which was to add the water line onto the map. Thad Presby seconded the motion. The Board voted 5-3 to accept the application.

Thad Presby made a motion to close the public meeting and Keith Batchelder seconded the motion. All members voted unanimously to close the public meeting. The meeting was closed and the public hearing was opened.

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### **PUBLIC HEARING FOR SHEPPARD/GRANOFF LLA**

After reviewing & discussing the application, supporting docs & map it is determined that map 28-46 is already a non-conforming lot. Taking the .22 acres from that lot and adding it to 28-25 will make it an even less conforming lot.

Thad Presby, made the motion to approve the lot line adjustment with same condition as above and Keith Batchelder seconded it. The Board voted unanimously to NOT APPROVE for the Lot Line Adjustment.

A written decision will be sent to Elizabeth Sheppard/Evan Granoff (along with the copy of the meeting minutes) with a copy being sent to Gardner Kellogg.

Keith Batchelder made a motion to close this portion of the hearing and Thad Presby seconded it. The board voted unanimously to close the hearing.

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Discussion in regards to the Master Plan entailed a questionnaire drafted up by Dick Reinhold to be sent out to all tax payers along with their tax bills. This would give them a 90 day opportunity to respond in writing if those so chose to. They could sign their names or do this anonymously. Members thought this would be a great idea and we would be complying with the state in regards to this. Eric Meth will pass this by the Selectmen.

Thad Presby has not written to the Selectmen in regards to his request for an extension on the building time frame at Presby Gas.

After a motion by Keith Batchelder and a second by Thad Presby, the minutes of the March 23<sup>rd</sup> meeting were approved unanimously as submitted.

The Planning Board meeting was adjourned at 8:30 PM. The next meeting is scheduled for April 27th.

Respectfully submitted,

Herbie Bartlett  
Planning Board Secretary