

FRANCONIA PLANNING BOARD MEETING MINUTES

Tuesday, May 24, 2016

Members Present:

Thad Presby, Brian Williams, Dick Reinhold, Lydia Cumbee, Eric Meth, Mary Grote,

Others Present:

Matt Cole, Victoria Cole, Nanette Avril, Brad Whipple, Jennifer Pomiecko, Brian Starer, Edward Bart.

A regular meeting of the Franconia Planning Board was held on Tuesday, May 24, 2016 at the Franconia Town Hall. Thad Presby called the meeting to order at 7:02 PM. The reading of the minutes of the May 10, 2016 was waived.

Lydia made a motion to accept the May 10, 2016 minutes as amended, Eric seconded the motion with all voting in favor.

7:15 – Matt Cole & Victoria Cole – Major Subdivision Application –

This matter was properly noticed and abutters were notified. Matt and Victoria Cole were present at the meeting. Matt Cole was presenting the application. The Coles own the 148 acre lot accessed by a bridge at the end of Delage Farm Road. They would like to subdivide this lot into two lots (Lot 1 - 54.81 acres & Lot 2 - 93.17 acres). They intend to build a hammerhead road next to the bridge to provide required road frontage for both lots.

Board members reviewed the application in terms of the Major Subdivision Application Checklist.

Lydia made a motion to accept the application with the following conditions:

- 1) Correct the name of owner on the map to jointly owned.**
- 2) Add Delage Farm Road to the map.**
- 3) Confirm the end of Timber Lane on the map.**
- 4) Confirm a stream coming to the property from Timber Lane and show on the map if necessary.**
- 5) Add locations for existing septic system and well to the map.**
- 6) Add designated wetlands to the map.**
- 7) Obtain necessary DES and Army Corps of Engineers permits.**
- 8) Add test pit for Lot 2 to the map.**
- 9) Verify that property line along the river to comply with the deed,**

Dick seconded the motion and the application was accepted unanimously with the above conditions.

The public meeting was closed and the public hearing was opened at 8:15 pm.

Discussion:

The proposed hammerhead, road and the road frontage that it will provide have been discussed. The ROW from Timber Lane, which is under dispute by the abutter, and weight capacity and ownership of the bridge was also discussed. The Planning Board needs to speak with the Board of Selectmen in regards to this. Eric will bring this up at the next Board of Selectmen's meeting on May 31, 2016.

The Planning Board was advised by Nanette Avril, the abutter, to follow the town attorney's recommendation in 2006/2007. There are two parties that disputed this issue at the end of Timber Lane in regards to the Right of Way.

The Board members discussed requesting a condition as a note on the mylar that this ROW area at the end of Timber Lane is in dispute.

Public hearing was closed. The second public hearing for this Major Subdivision has been scheduled for June 14th. It will be advertised and the abutters will be notified.

Northern Pass – Eric did a good job talking to the Northern Pass at the May 19th Public Hearing.

The Planning Board Members adjourned the Meeting at 9:15 pm. The next meeting is scheduled for Tuesday, June 14, 2016.

Respectfully submitted,

Herbie Bartlett