

FRANCONIA PLANNING BOARD MEETING MINUTES

Tuesday, May 9, 2017

Members Present:

Thad Presby, Eric Meth, Mary Grote, Keith Batchelder, Dick Reinhold, Mark Hesler, Victoria Cole.

Others Present: Kaela Gray, Chris Nicodemus, Don Bouchard, Garth Greenier, Vic Carbonneau

A public hearing of the Franconia Planning Board was held on Tuesday, May 9, 2017 at the Franconia Town Hall. Thad Presby called the meeting to order at 7:04 PM.

The April 25, 2017 minutes were not reviewed or approved.

7:04 PM - Garnet Hill, Inc. - Thad Presby will recuse himself because he does a lot of work for Garnet Hill, Inc. (Map 14, Lot 117) Site Plan Review

The Public meeting was opened at 7:05pm.

This matter was properly noticed and abutters were notified.

Don Bouchard of Horizon Engineering came to represent Garth Greenier and Vic Carbonneau of Garnet Hill, Inc.

Board Member Mark Hesler took over the meeting after Thad Presby recused himself. After introductions were made Mark asked if the applicants had a conflict with any of the Board Members and they replied none.

The applicant would like to do this project to provide a better shopping experience for the public, provide a better work environment for the employees and to be able to utilize their space better. The applicant spoke with Allan Clark and he recommended they have the site plan review done. He advised about the on-sight parking and on-sight sewer requirements.

The lower level will change from storage and office to retail space with some office. The 2nd and 3rd floors will remain office space. They will be creating 5400 SF of retail space. Garnet Hill will move the existing retail store over to the Garnet Hill building. The foot print of the existing building is not changing. Garnet Hill Outlet Store panel will be added to the existing signage.

No discussion and no comments were made.

Keith made a motion to accept the Site Plan Review application as COMPLETE, Victoria seconded the motion with all voting in favor.

The public meeting closed at 7:32pm and the public hearing opened.

The Board discussed the crosswalk to and from the building and the parking lot on the opposite side of the road. There are currently 144 spaces for shift workers on both sides of the road. They will be adding 12 spaces for a total of 156 parking spaces. They need 1 parking space for every 225SF of retail space. The store hours are from 10am to 5pm. There are only 105 employees working at one time.

Victoria made a motion to APPROVE the SITE PLAN REVIEW as presented, Dick seconded the motion with all voting in favor.

Thad Presby rejoined the Board after the Garnet Hill Site Plan Review.

7:40 - Kaela Gray from North Country Council - MTAG - The Board will want to develop a warrant to be brought forth to make the zoning changes in 2018.

Plan NH wants to see the content of changes prior to reimbursing the town for the last invoice. Plan of NH has to give their blessing. Any changes past that point Kaela will not be available for. She will give Robins contact information. We have to have this done by June 30 or Plan NH will not pay anything. We have to send a report to Plan NH for the next five years. If not adopted we have to report efforts that we are trying to get it done.

Mark has concerns about protecting wildlife corridors and open spaces in regards to the Village Mixed used districts where there is some major forested areas.

Kaela's changes were discussed at length. She will make more changes to the proposed changes she has already made.

The Board thanked Kaela for the work she had done for our Board thru NCC and Plan NH. Kaela did a great job and we enjoyed working with her.

The Planning Board Members adjourned the Meeting at 9:30 pm. The next meeting is scheduled for Tuesday, May 30, 2017.

Respectfully submitted,

Herbie Bartlett, Planning Board Secretary