

FRANCONIA PLANNING BOARD MEETING MINUTES

Tuesday, June 14, 2016

Members Present:

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

Others Present: Peter Grote, Arthur Chase, Tom Smith, Sandra Reinhold, Eric Pospesil, Dawn Steele, Brian Starer, Victoria Cole, Nanette, Avril, Matt Cole, Gene Young, Vinkal Patel, Zinal Patel, Robin Lacasse, Peter Grote, Allene Burt, Jeff Burt, Stephen Chardon, Barbara Treadway, Jenn Pomiecko

A regular meeting of the Franconia Planning Board was held on Tuesday, June 14, 2016 at the Franconia Town Hall. Thad Presby called the meeting to order at 7:01 PM. The reading of the minutes of the May 24, 2016 were read

Brian made a motion to accept the June 14, 2016 minutes as amended, Thad seconded the motion with all voting in favor.

7:05 – Gretchen Bunker-Nellson/Richard C. & Sandra B. Reinhold– Major Subdivision – Scragg Mountain Road/Wallace Hill Road (Dick Reinhold recuses himself as a planning board member from this portion of the public meeting.)

Tom Smith will be representing Gretchen Bunker-Nellson/Richard C. & Sandra B. Reinhold.

The application was submitted for a Major Subdivision to split the 94.43 acre property between the owners. They want to subdivide into two lots. One lot for 68.88 acres and one for 25.55 acres. This matter was properly noticed and abutters were notified.

Board members reviewed the Major Subdivision Application Checklist and found that the application was complete.

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

- 1) Add site outline on location map**
- 2) Correct notes Lot 10 to be made Lot 5**
- 3) Correct the spelling of Scragg Mountain Road,**

Keith seconded the motion with all voting in favor.

The public meeting was closed at 7:27pm and the public hearing opened.

DISCUSSION:

The property is being split because of a partnership.

Arthur Chase wanted it known that he opposes this because Scragg Mountain Road being a Class V road. The attorney said it was a class VI road.

There was no further discussion.

Public hearing was closed at 7:30pm. The second public hearing for this subdivision will be on July 12, 2016 at 7:45pm.

7:30pm – Gene & Mandi Young – Major Subdivision Public – Fobes Road

Eric Pospesil is representing Gene & Mandi Young.

This matter was properly noticed and abutters were notified. The applicants would like to create two new residential lots on map 31, lot 16-1 and a lot line adjustment with tax map 31, Lot 11.

The Board found that the application was complete and acceptable according to the application checklist.

Lydia made a motion to accept the application as presented, Keith seconded the motion with all voting in favor.

The public meeting was closed at 7:45 pm and the public hearing opened.

No Discussion and no comments were made.

Public Hearing was closed at 7:45 pm. The second public hearing for this subdivision will be July 12th at 7:15pm.

8:00 pm - Matthew & Victoria Cole – Delage Farm Road - This is the second public hearing for the Coles.

The application was accepted at the May 24th Planning Board Meeting. Matt Cole represented himself.

This matter was properly noticed and abutters were notified. The Coles would like to settle their Mother Nancy B. Cole's estate by dividing 148 acres into two lots. Lot 1 will be 54.81 acres and Lot 2 will be 93.17 acres. At the last public meeting the application was accepted with 9 conditions. During this hearing a few more conditions were discussed to be added. Mr. Cole said that he would put whatever was needed for conditions to get the property to be subdivided.

Delage Farm Road is a town road. The deed calls out that the property goes to the edge of the river and not to the center of the river. Mr. Cole stated that he would be willing to put covenants in the deed stating no further subdivision because of the concern of ingress and egress across the bridge. Mr. Cole would have to come up with the language for the notes on the mylar as a condition.

There was a previous discussion in regards to access from Timber Lane but this is being disputed and the Planning Board is not an Arbitrator.

The applicant request that this meeting should be continued so Gardner Kellogg will be representing the Coles at the next meeting as the applicant is not available on this day.

Keith made a motion to continue the meeting on June 28th at 7:15 pm, Dick seconded the motion with all but one voting to continue.

MTAG Report – This was to get everyone engaged and was supposed to have the contract signed. Grantee did not bring the contracts to be signed. We had to fax down the signed contract. The town has taken on a liability for 5 years. The Planning Board is paying \$500 for it.

The thrust is for livable communities. Plan NH is to increase the density to make more affordable senior citizen housing. They have a very tight time frame. They want this done within a year. You have to send in reports. Dick suggests that you read the contract over. It goes hand in hand with the Master Plan.

The Planning Board Members adjourned the Meeting at 9:10pm. The next meeting is scheduled for Tuesday, June 28, 2016.

Respectfully submitted,

Herbie Bartlett
Planning Board Secretary