

FRANCONIA PLANNING BOARD MEETING MINUTES

June 9, 2015

Members Present:

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

Others Present: Jim Fitzpatrick, Matt Cole

A regular meeting of the Franconia Planning Board was held on Tuesday, June 9, 2015 at the Franconia Town Hall. Thad Presby called the meeting to order at 7:00PM.

7:15 Jim Fitzpatrick from the Energy Commission – Informal Discussion for a Solar Farm

Jim is from the Franconia Energy Commission. There is training sponsored by the energy chapter for putting into our Master Plan. It is a good idea to have a section for this in our Master Plan. He would like to see a person attend their meetings as a crossover person. He thought Eric would be a good candidate. Jim needs communication from all parts of the town. There is a checklist that the Energy Commission has to include in our Master Plan. There is an energy report in our town report that was instituted by Karen Foss. She has a portfolio on Federal Software to get grants. All buildings and vehicles that belong to the town have been tracked by them for the past two months. They are working to make sure the figures are accurate. Energy for the school has been hard to track but they are working on it.

Other items to consider:

- Property Tax exemptions
- Solar panel & meter (Is there any guidance - nuisance, unsightly, group net metering)
- Time Line – Energy Commission
- Look at other municipalities in the area. What are their zoning capabilities & practices in regards to this. Jim can get that data from other towns so we don't have to re-invent the wheel.
- External Energy – Littleton has 30 pages in their Master Plan.

Franconia needs to be friendly to the alternative. The building inspector doesn't want our town to do beyond what the state does.

This is a lot to consider and we can definitely think about putting this into the Master Plan.

7:30 Matt Cole – Informal Discussion to follow up from his Informal Discussion in Oct/Nov – Map 31, lot 1 (1 parcel into a 3 lot subdivision.)

Matt and his sister own the property on Delage Farm Road. They want to do a three lot subdivision from one lot. He wants to do two accesses from Timber Lane. The property they have with the house with the drive will remain the same. The 2 Timber Lane lots, the 40 & 32 acre lots will have no more subdivisions as a restriction. Things suggested about the

hammer head past the bridge is that it is a non-conforming lot so the hammerhead will give the road frontage 250 and 300 feet. Nanette Avril had the opinion that it was not possible. Matt has gotten a legal opinion from his attorney as requested so that he could move forward with this. He wanted to put an extension onto the road for the two lots. He could get a private maintained extension according to town specs and separately deeded. He doesn't get a tax bill on this but he would be okay if he did. There would also be limits for the approval of a subdivision road. A dead end street cannot be extended any longer than 500 feet unless it is in the public interest. Matt thinks we have given him good feedback. He wants to make sure there are no other issues in regards with the board that he has to attend to before putting in his application if he can resolve issues with the abutters. Brian thinks by telling the Avril's that there would be no more subdivision of the lots and have his sister do the same for her property that may make it more palatable. Matt needs to get the situation cleared with abutters before he moves forward. He could have three legal opinions. Matt said that his sister is going to keep the lot and the house and he wants his portion. He wants to keep it natural. So Matt will have to clarify among the abutters and then complete his application. We cannot make a decision if everyone is not in agreement. It's a contested issue with reasonable differences. We do not want to go forward and make mistakes that were made in the past. Fire and emergency vehicles will have to be able to have access. We want to make things fair and equitable. We do not want to get sued for doing the wrong thing.

Master Plan

Mountain Biking - Keith spoke to Chris Nicodemus in regards to the Mountain Biking and the Franconia Mountain Biking Association. They have joined the NMBA (National Mountain Bike Association). They have liability insurance but have to pay more for special events. They are doing a fund raiser for Copper Cannon. It starts at the airport and you can do 10 miles or 2 miles or whatever your level is. They have subcommittees that go out and get land owners on board to give easements and Right of Ways. We would like to encourage this. We would like him give us a list of what it is. They had to change the name of the local chapter. Eric said that some of the trails are pretty gnarly. We also have some pleasant bike paths on Easton & Wells Road and various trails. Easton is a National Bike Road with no bike lane. We can put this in the Master Plan Questionnaire. Keith said that he would email Chris in regards to having him come to one of our meetings.

Mailing – We have to make a decision on what our mailing is going to entail. We have the letter but maybe we should have a questionnaire included. We can send to all tax payers and then post notices everywhere around town for registered voters here in town who do not own property. Just for all the tax payers here in town it will cost for the paper and ten rolls of stamps to do the mailing. We have an additional \$500 extra in our budget. We will have to post in the paper, post on bulletin boards around town.

Miscellaneous –

Internet - Thad spoke to Kevin Lowe at Secure Network Services. It is a secure facility. He is available to serve. He has wirelesslink.com. There USDA rural broadband lab somewhere on Main Street. High speed he is not sure. Keith said that he looked into that. DSL that is cheapest

is \$29/month. Wireless for \$39/month for far away. The faster tier is \$59/month not sure if it is same or more. All prices are approximate and is subject to change. They are trying to improve the access. There is 2mg download and tops out at 5/7 mg/second. The latency and congestion. Maybe we can have him come here. Have Thad see if he can come here on the meeting June 30th.

Cannon Mountain View – The owner Cornelia Lorentzen wants to put office space on the second floor of the building which will be a change of use situation. They have two good tenants that want to rent the upstairs according to Mary Grote. They want to put the restaurant back on line and serve breakfast, lunch and dinner. Keith spoke with them and he said they were trying to get their liquor license. They are also interested in getting the motel open again. He said five dumpsters have been taken out of there so far. Someone is spending some money. The town will receive the back taxes of \$48,0000.

Meadowcrest – There are no culverts, no pins and no approach to Rte 116.

Public - When meeting with the public we should introduce ourselves around the table so they know whom they are dealing with. We should also have our names on any letters that we send out.

After a motion by Lydia and a second by Brian, the minutes of the May 26th meeting were approved unanimously as written.

The Planning Board meeting was adjourned at 8.55PM. The next meeting is scheduled for Tuesday, June 23rd.

Respectfully submitted,

Herbie Bartlett
Planning Board Secretary