

FRANCONIA PLANNING BOARD MEETING MINUTES
Tuesday, July 12, 2016

Members Present:

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

Others Present: Eric Pospesil, Gene Young, Sandra B. Reinhold, Leigh Starer, Philip Boone, Thomas Smith, Curran Smith, Cindy Berlack, Steve Berlack.

A regular meeting of the Franconia Planning Board was held on Tuesday, July 12, 2016 at the Franconia Town Hall. Thad Presby called the meeting to order at 7:03PM. The reading of the minutes of the June 28, 2016 was waived.

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

7:15 pm – Gene & Miranda Young - 2nd hearing for Major Subdivision of 88 acres Map 32, Lot 16-1 Toad Hill Road. The application was accepted at the June 14th Planning Board Hearing.

Hearing was opened 7:15 pm – No comments and no discussion in regards to the applicant's request.

Eric Pospesil represented the Young's in this matter. This matter was properly noticed and abutters were notified.

Dick made a motion to waive the reading of the checklist and Keith seconded it with all voting to approve.

Dick made a motion to APPROVE the Major Subdivision and the Lot Line adjustment, Keith seconded it and all voted in favor.

Public hearing was closed at 7:20 pm.

7:45 Bunker-Nellson/Reinhold – 2nd hearing for Major Subdivision of 94.43 acres on Map 5 Lot 10. The application was accepted at the June 14th Planning Board Hearing. Dick Reinhold has recused himself for this hearing.

Hearing was opened at 7:45pm.

Thomas Smith represented Gretchen Bunker-Nellson/Richard C. & Sandra B. Reinhold. This matter was properly noticed and abutters were notified.

All conditions for the application were met: Site Outline was added on location map, under notes lot 10 was made lot 5, Scrag Mountain Road was corrected.

No discussion no comment. Mary had a call from an abutter, Pheobe Winder, who lives on the opposite side of the road on Wallace Hill Road. She was just looking for information.

Keith made a motion to APPROVE the Major Subdivision, Mark seconded the motion with all voting in favor. She was concerned and wanted additional information.

The public hearing closed at 7:55pm.

8:15PM – TTW, LLC – A Site Plan Review for 1.9 acres (Map 14 Lot 79/80) 224 Main Street – Thad has recused himself from this meeting. He will be presenting his site plan review.

Hearing was opened to the public at 8:15 pm.

Thad Presby represented himself. This matter was properly noticed and abutters were notified.

Thad Presby proposes to build a storage building on his property to house the carpenters and plumbers items with storage on the 2nd floor. There will be garage area on the first floor. There will be no bathroom. He will not be impacting the vegetation. Power will go to the building and the building will match the office. It will be put on a slab and will have frost walls. He will have propane heat for the building.

The Site Plan Checklist was read and the application was complete.

The Berlacks were concerned about the aesthetics of Main Street. The traffic, the river erosion and the light were concerns. Thad had to get a Shore Line Certificate for this project. There will not be a steady stream of vehicles in and out of the storage. Sometimes some deliveries and the crew already comes and goes from the existing building next door and has not posed an issue. He will have minimal lighting for safety only. Thad has storage in Lisbon but it is too far away. Thad did not need a Site Plan Review for what he is doing but he opted to.

Keith makes a motion to APPROVE the Site Plan and Dick seconded the motion with all voting in favor.

Public meeting closed 8:55pm.

ELECTION OF OFFICERS –

Keith made a motion to elect the nominated officers:

**Chair.....Thad Presby
Vice Chair..... Brian Williams
Conservation Commission Rep ...Mary Grote
NCC Representative.....Thad Presby
Secretary.....Herbie Bartlett
CIP Representative.....Dick Reinhold
MTAG Representative.....Keith Batchelder,**

Brian seconded the motion with all voting in favor.

**Keith made a motion to elect Lydia Cumbee as the ZBA Representative,
Mary seconded with all in favor.**

Letter from Laura Spector- Morgan – Eric read a letter from Laura Spector- in regards to the driveway to the Coles property on Delage Farm Road. The town can abandon but the town will have a five year liability. The BOS spoke in regards to abandoning the bridge. The town owns the bridge right now. Should the town relinquish the bridge to the property owner? Beyond the bridge is privately owned.

Energy Commission - Street lights will be changed to LED's and some of the lights will be turned off. Pay back will be about 3 years. The Energy Commission is going to ribbon the light poles that are proposed to be shut off. The public will be aware of the lights. How wide will each light illuminate. Eric will get the specs on that.

The Planning Board Members adjourned the Meeting at 9:05 pm. The next meeting is scheduled for Tuesday, July 26, 2016.

Respectfully submitted,

Herbie Bartlett
Planning Board Secretary