

# FRANCONIA PLANNING BOARD MEETING MINUTES

## Monday, September 12, 2016

### **Members Present:**

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

**Others Present:** Thad Presby (he recused himself)

A regular meeting of the Franconia Planning Board was held on Monday, September 12, 2016 at the Franconia Town Hall. Brian called the meeting to order at 7:01PM. The reading of the minutes of the September 12, 2016 was waived.

**Dick made a motion to accept the minutes as amended, Eric seconded the motion with all voting in favor.**

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**NOTE: Thad Presby recused himself from the Board**

**7:15 pm - TTW, LLC – Thad Presby Map 23 Lot 3 – reduce lot to 2.84 acres and add 7.12 acres to Lot 3.1 bringing lot to 10.19 acres. Trevor & Thad Presby bought JC Plumbing’s Property which abuts the existing property.**

The hearing was advertised and all abutters were notified prior to the hearing. All fees were paid.

The property is zoned light commercial/industrial.

Thad will have to show a new proposed well because it does not meet the setbacks. Thad has to show the septic area plus the well which meets the setback. The property is located in Business district A – minimum lot is 1 acre. There is an existing septic and well. The septic is off the back of the garage. It will need to be on the map. It’s not a subdivision but you are bringing the acreage down below 5 acres. Karen & Paul Foss’s name has to be added as an abutter. There will have to be a pin put on the map at the southwest corner of the lot. Put address for TTW, LLC on the map.

The Checklist was reviewed by the Board.

**Lydia made a motion to ACCEPT the application for Lot Line Adjustment with four conditions: 1) Add the well, 2) Show the existing septic on the map, 3) Add Paul & Karen Foss’s name as abutters, 4) the address for TTW, LLC needs to be added to the map Keith seconded the motion with all voting in favor.**

The meeting was closed at 7:30pm and the public hearing was opened.

**Lydia made a motion to waive the reading of the checklist for the public hearing, Keith seconded the motion with all voting in favor.**

There were NO public present at the hearing.

**Dick made a motion to ACCEPT the Lot Line Adjustment with the above conditions, Lydia seconded the motion with all voting in favor.**

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**7:40 pm TTW, LLC Site Plan Review – Thad Presby – Map 23, Lot 3.1 to add a 150' x 30' metal storage unit building and associated gravel access to existing storage units on site.**

The hearing was advertised and all abutters were notified prior to the hearing. All fees were paid.

The applicant proposes to add another mini storage building on the big lot for Map 23 Lot 3.1 on the 10.19 acres. The building will be similar to the existing buildings.

Checklist was reviewed by the Board.

The following conditions should be added: 1) the address for TTW, LLC needs to be added to the map, 2) add pin on map between the lots on the Southwest corner of lot.

**Keith makes a motion to ACCEPT the application with two conditions: 1) the address for TTW, LLC needs to be added to the map, 2) add pin on the map between the lots on the Southwest corner of lot, Dick seconded the motion with all voting in favor.**

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

There were NO public present at the hearing.

**Keith made a motion to waive the reading of the checklist, Lydia seconded the motion with all voting in favor.**

**Keith makes a motion to ACCEPT the Site Plan review with the above conditions, Lydia seconded the motion with all voting in favor.**

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**Miscellaneous** – The Board needs to review site plan review on our checklist for flood plain elevation. Lydia will give the verbiage to Herbie.

**Cemetery Trustees** - Letter from the trustees. The letter spoke of burial sites on private property. This is something else that we will want to put on our checklists. Owners have to comply with local zoning which is 25 feet from graveside. The State has an RSA that covers this. Question to be put on all checklists: Any known human burial sites. Lydia will revise all the checklists.

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**Wetlands** -143 Old County Road – reviewed.

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**MTAG** – Keith is having a meeting with NCC. They will be discussing the required outreach to the public and creating the maps. Kaela is still accumulating information

Eric gave the CD to Keith for MTAG of the master plan.

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The Planning Board Members adjourned the Meeting at 8:03pm. The next meeting is scheduled for Monday, September 27, 2016.

Respectfully submitted,

Herbie Bartlett  
Planning Board Secretary