

FRANCONIA PLANNING BOARD MEETING MINUTES
Tuesday, September 12, 2017

Members Present:

Thad Presby, Mary Grote, Victoria Cole, John DiMarzio, Eric Meth, Mark Hesler

Others Present: Ellie Lovett, Chucky Herbert, Ned Densmore, Walter Palmer, Kathryn Palmer, Kathie Lovett, Thomas Smith, Cort Roussel, Brad Whipple (7:22pm), Stan Sherburn, Lori Sherburn

A public hearing of the Franconia Planning Board was held on Tuesday, September 12, 2017 at the Franconia Town Hall. Thad Presby called the meeting to order at 7:00 pm.

The August 29, 2017 minutes were read and the following motion was made:

Victoria made a motion to accept the August 29, 2017 minutes as written, Eric seconded the motion with all voting in favor.

7:15 pm - Herbert/Lovett - LLA

Herbie Bartlett stated that she was the listing real estate agent for one of these parcels. As she has no vote on this matter she is just the secretary that takes the minutes.

The Board introduced itself to the Owners. Thad Presby asked if the Owners had a conflict of interest with any of the Board Members. The Owner's did not have a conflict of interest with any of the members.

Tom Smith represented Charles Herbert & Eleanor Lovett for a Lot Line Adjustment for the properties located on Map 26, Lots 16 & 16.2. The Owners will exchange equal acreage to gain a clearing on one of the lots. The lots will remain in current use. They are basically swapping 3.29 acres. No frontages are being changed. ROW will be ended just past the driveway over to lot 16.2.

The Board reviewed the application and the checklist and finds it to be complete.

Mary makes a motion to ACCEPT the application as complete, John seconded the motion with all voting in favor.

There was no comment from the public present in regards to this matter.

Meeting closes at 7:21pm and the hearing opens.

The proposed LLA adjustment was reviewed and deliberated by the Board.

Mark makes a motion to APPROVE the Lot Line Adjustment, Thad seconded with all voting in favor.

7:25 pm - Palmer/Ting - Major Subdivision

The Board introduced itself to the Owners. Thad Presby asked if the Owners had a conflict of interest with any of the Board Members. The Owner's did not have a conflict of interest with any of the members.

Tom Smith represented Walter Palmer and Margaret Kathryn Ting for the property located on Map 33 Lot 1 to create a separate lot around an existing barn that will be 24.26 acres.

Walter Palmer wants to build a house over near the barn for a residence for the two of them. He already has a septic design and a driveway permit.

The application was reviewed and the Board went over the checklist for the Major Subdivision.

The Board would like to see the flood mapping, the soil types, septic area information and the Construction approval number and the driveway permit number on the mylar. Tom said that he would provide this new mylar at the hearing scheduled on October 10, 2017 at 7:15pm.

There was no comment from the public present.

The public meeting closed at 7:55pm.

Herbie will check the fees of the noticing and advise Tom Smith.

Mary made a motion to ACCEPT the application as complete, John seconded it with all voting in favor.

7:55 pm - Sherburn/Sherburn LLA

The Board introduced itself to the Owners. Thad Presby asked if the Owners had a conflict of interest with any of the Board Members. The Owner's did not have a conflict of interest with any of the members.

Tom Smith represented Stanley & Lori Sherburn and Robert Jr. & Kathleen Sherburn for Lot Line Adjustment for properties located on Map 34, Lots 6,7,& 8.

The Board reviewed the application and the checklist which was complete.

There was not public comment in regards to this matter.

The public meeting was closed at 8:45pm and the hearing opened.

Eric made a motion to ACCEPT THE APPLICATION AS SUBMITTED, Mark Seconded the motion with all voting in favor.

Meeting closed at 8:09 pm.

Victoria made a motion to APPROVE the Lot Line Adjustment as submitted, John seconded the motion with all voting in favor.

8:15 pm Mittersill Resort Association - Voluntary Lot Merger

Mittersill Resort Association - David Hynes would like to merge Map 28, Lots 1 Main Parcel, 2 Parking Area, 171 Parking Area, 122 Vacant Land, & 175 (Unit #301) per RSA 674:39-a. The applicant(s) certifies that consent has been obtained from any person(s) holding mortgages, liens, and encumbrances or other interest in said lots or parcels.

They realize that four of the lots that they wish to be merged are on the opposite side of the road from the Main Parcel. Due to this dilemma the Board of Directors would like lots to coordinate with the main lot. The main lot is Map 28, Lot 1 and the Board of Directors would like the parcels not abutting the main parcel to have identifiers as such if possible:

| Current | Proposed |
|-----------------|---|
| Map 28, Lot 1 | Map 28, Lot 1 |
| Map 28, Lot 122 | Map 28, Lot 1 Sub A or 1 |
| Map 28, Lot 2 | Map 28, Lot 1 Sub B or 2 (combine lots 2 & 175) |
| Map 28, Lot 175 | Map 28, Lot 1 Sub B or 2 (combine lots 2 & 175) |
| Map 28, Lot 171 | Map 28, Lot 1 Sub C or 3 |

Discussed and this needs clarification. Thad will call Mr. Hynes and get clarification. We will discuss at next board meeting.

Miscellaneous - 541Wallace Hill Map 5, Lot 10-1 Driveway Permit - Needs

clarification in regards to Commercial/Private. Scott Leslie does the site distances. The Owner will have to advise as to which driveway he wants a commercial or a residential one. He can always upgrade later when the owner has a plan.

Northern Pass - An update was given at the meeting.

NCC enlisting their help for October 5th meeting with DOT for sidewalk projects.

MTAG - Thad will check in on this.

Next meeting is scheduled for Tuesday, October 10th, 2017. Meeting was adjourned at 845pm.

Respectfully submitted,

Herbie Bartlett
Planning Board Secretary