

**THE PLANNING BOARD
TOWN OF FRANCESTOWN
FRANCESTOWN, NH 03043**

Notice of Decision

At a meeting on Tuesday, February 9, 2021, the Francestown Planning Board voted to approve the site development application of Melissa D. and Ronald A. Shattuck, Jr., Case No. 20-SP-02, Tax Map 3/Lot 18, to operate a horse riding academy for the following reasons:

☒ Approval: The project is in conformity with the Francestown zoning ordinance and substantially in conformity with the site development regulations.

This approval is subject to the following conditions:

- 1) Use is allowed when improvements are completed, as listed in the notes except for the planting, and use is allowed immediately but only during the daylight hours until lighting is installed.
- 2) Planting shall be completed by August 1st, 2021.
- 3) Revise note about trailers behind indoor arena to indicate they will be painted a neutral color.
- 4) Add note #4 to sheet page 2 – “All lighting shall comply with the Francestown Lighting Ordinance”.
- 5) Remove the “except for” statement in the lighting notes on sheet page 3.
- 6) Amend note #10 as follows: “Channels will be inspected monthly for sedimentation accumulation”... and “This inspection will be part of the erosion control plan inspections until the areas have been stabilized...repairs...will be based on inspection.”
- 7) Sheet 1 of the plan will be recorded and a proper signature block will be added to sheet 1.
- 8) Delivery of a Mylar suitable for recording with HCRD, fees for recording as found in Appendix A of the Site Development Regulations, one full set of full size sheet pages and two full sets of 11” x 17” sheet pages.
- 9) Amend use statement removing reference to any use on M3/L17.
- 10) Amend note on page 1 - “Tree protection easement to the benefit of Map 3 Lot 18,” to read , “Tree Protection Easement Area, see Note 15.”

11) Add note #15 to sheet 1 "There is an easement that burdens M3/L17 that benefits M3/L18 for the purpose of protecting trees in the easement area as shown above."

12) All administrative and filing fees shall be paid.

Due to the nature of the above conditions:



The Chairperson and Secretary shall sign the final plat when they receive evidence that all the above conditions have been met.



A compliance hearing will be held September 21, 2021 to determine whether the applicant has met the requirements of the above items: planting, lighting, trailer painting. Photo submission of pertinent items will suffice. Compliance with all other items will be determined by the Chairperson and the Secretary unless otherwise provided by the Board.

THE FRANCESTOWN PLANNING BOARD



By: Karen Fitzgerald, Chair

Date: 2/16/21

cc: Applicant
Planning Board Members
Town Clerk
Board of Selectmen
post: Town Offices
Post Office
www.francetownnh.org