

THE PLANNING BOARD
TOWN OF FRANCESTOWN
FRANCESTOWN, NH 03043

NOTICE of DECISION

At a public meeting on Tuesday March 16, 2021, the Frankestown Planning Board voted to approve Case No. 21-SD-02, the subdivision application of Jonathan Coates, on behalf of property owners Michael Coates and Jeanette Thomas, Tax Map 11/ Lot 3 (89+/- acres) for the following reasons:

The project is in conformity with the Frankestown zoning ordinance and substantially in conformity with the subdivision regulations.

The subdivision, located at 1318 Old County Rd. North, results in two lots: a newly created lot comprising 69+/- acres, and a remainder lot comprising 19.3 acres that includes an existing house and outbuilding.

This approval is subject to the following conditions:

1. Receipt of Road Agent opinion on driveway location;
2. Receipt of Fire Department statement on adequacy of access and water supply for fire protection;
3. Add text to sheet 2 on proposed 11-L3-1: "Total Frontage = ____ " ;
4. Remove word "REMAINDER" from proposed 11-3-1;
5. Remove word "ERRONEOUS" from sheet 1;
6. Receipt of a digital file of the final plat and payment of recording fees, both as specified in the Frankestown Subdivision Regulations Appendix A Fee Schedule (9.)(a.) and (c.) and (d.);
7. Receipt of final Mylar suitable for recording at HCRD;
8. Receipt of one full sized set and three 11" x 17" sets of final plans;
9. For proposed 11-3-1, all building must be restricted to the buildable area as shown on sheet 2 of 2 until an alternate location is approved by the planning board.

Due to the nature of the above conditions:

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

THE FRANCESTOWN PLANNING BOARD



By: Karen Fitzgerald, Chair

Date: 3/19/21

KF/lmk

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