

The Planning Board
Town of Frankestown, NH
MINUTES
January 21, 2020

The meeting was called to order at 6:30pm

Members Present: Ex. Off. Abigail Arnold, Gerri Bernstein, Karen Fitzgerald, Betsy Hardwick, Linda Kunhardt, Robert Lindgren, Sarah Pyle **Members Absent:** none

Alternates Present: Lisa Heath, *Tom Anderson **Alt. Absent:** *Tom Anderson leaves at 7:00pm.

Others Present: Ben and Robin Haubrich, Charlie Pyle, Betty Behrsing, Ruth Behrsing, Peter Jones, Larry Ames, Rosemary Conroy, Pamela Avery, David Drinkwater, Dawn Kirlin, Marcy Tripp, Edward Graham, Patrick Behen, Sara Cox, Fire Chief Larry Kullgren

L. Kunhardt is taking the minutes

6:35pm meeting called to order.

New Business: Public Hearing for Site Development Approval, Case #20-SP-01, the Frankestown Improvement & Historical Society proposes to re-open the Frankestown Village Store and two additional small businesses in the property located at 74 Main Street, M 13/L 19. S. Pyle and G. Bernstein recuse and step down. Members sitting for case: B. Lindgren, L. Kunhardt, K. Fitzgerald, B. Hardwick, A. Arnold, L. Heath sits for S. Pyle. Proper notice was given per RSA 676:4(I)(d)(1). Completeness Review notes items outstanding 1) remainder fees and 2) statement from Fire Chief. Items now provided. Waiver requests for six items typically shown on the plat (section A) and four items typically provided as supplemental maps (section B). Discussion. Plat provided dated 1985. Discussion. **Motion:** A. Arnold moves to grant section A item waivers for purposes of Hearing. **Second:** B. Hardwick **Vote:** (favor) B. Lindgren, L. Kunhardt, K. Fitzgerald, B. Hardwick, A. Arnold, L. Heath. Discussion. **Motion:** B. Lingren moves to grant section B item waivers for purposes of Hearing. **Second:** B. Hardwick **Vote:** (favor) B. Lindgren, L. Kunhardt, K. Fitzgerald, B. Hardwick, A. Arnold, L. Heath.

S. Pyle presents proposal/plans for the applicant. Presentation includes description of two small business, one an artist, one a financial consultant, plus continuing search for owner/operator of a store, food, coffeshop. Also provided are architectural drawings, exterior lighting plan, sign plan, septic plan. Discussion. A report from J. Kendall, Building Inspector, a copy of which is attached to these minutes, is presented and read into the record by Chair K. Fitzgerald. The report lists items requiring completion prior to issuance of an occupancy permit and includes items found in letter from Fire Chief Kullgren. Discussion re: septic system. Metering of H₂O use for one year is anticipated to show less use than allowed on the septic table. Existing washer/dryer to be removed. A laundry service would be employed, should a need arise, as the store/food service operation is conceived to be paper product centered. Discussion re: parking. S. Pyle reads into record language from the ZBA Public Hearing of March 14, 2019. Further discussion re: parking. Continued discussion re: parking. How many parking spaces are available

along Main Street, at the Town Offices and Town Hall? Discussion of lease language re: parking. Applicant proposes leases will include language stating requirement for compliance with all local approval conditions and will supply draft lease language to PBoard. Further discussion. PBoard discusses possible conditional language should the application be approved. Conditions: 1.) Issuance of an occupancy permit; 2.) Should the Chief of Police find parking or safety issues, lessees and their employees will be required to park off street; 3.) A copy of this approval shall be attached to all leases. **Motion:** B. Hardwick moves to approve the Site Development application with the three conditions as stated above. **Second:** B. Lindgren **Vote:** (favor) B. Lindgren, L. Kunhardt, K. Fitzgerald, B. Hardwick, A. Arnold, L. Heath. Motion carries and approval is granted.

S. Pyle and G. Bernstein rejoin board and L. Heath steps down as voting member.

Communications: Received: 1) Letter of interest from Patrick Behen to fill remainder 1 yr term as PB alternate. Discussion. **Motion:** S. Pyle moves to appoint P. Behen to remainder alternate member 1 yr term. **Second:** B. Hardwick. **Vote:** (favor) B. Lindgren, L. Kunhardt, K. Fitzgerald, B. Hardwick, A. Arnold, S. Pyle, G. Bernstein. Patrick will become alternate once sworn in by the Town Clerk.

Review of Minutes: 9/17/2019 - postpone; 10/29/2019 - amend by adding B. Hardwick name to members absent. Without objection, approve as amended; 10/30/2019 - Without objection, approve as presented; 11/19/2019 - Without objection, approve as presented; 12/17/2019 - correct typos. Without objection, approve as amended; 1/7/2020 - amend: 1st paragraph by adding "Request from Selectmen...", 2nd paragraph by adding Case # and correcting street name and noting onsite meeting. Without objection, approve as amended.

Zoning Amendments: Town Council approved proposed ballot question language. **Motion:** S. Pyle moves to send forth proposed ballot language to Town Clerk. **Second:** B. Hardwick. **Vote:** (favor) B. Lindgren, L. Kunhardt, K. Fitzgerald, B. Hardwick, A. Arnold, S. Pyle, G. Bernstein.

Master Plan Subcommittee Update: No date for next meeting.

Schools/Education - K. Pobst has supplied a draft for the education section. Committee wants to wait until future date prior to discussing with PBoard. An electronic draft will be sent to PB members upon agreement with author K. Pobst.

Water Resources - Dan Sunquist passed away. He prepared maps for recent MP section updates. Discussion ensued. Resilience Planning and PB Chair remain in communication and though work is slow it is moving forward.

Website Update: G. Bernstein was prepared to resume discussion of PB website. Board postponed discussion to future meeting.

Next Meeting 2/4/2020

Meeting Adjourned: 8:10 pm



Town of Francestown

Building Inspector

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January 21, 2020

Sara Pyle, FIHS

The following is a list of code requirements for occupancy at 74 Main Street.

1st Floor: Smoke & carbon monoxide detectors.

Fire extinguishers, mounted and accessible where required.

Completion of all lighting and misc. electrical.

Closet under stairway, opening to be covered.

Exterior ADA entrance and ramp, existing steps require handrail.

Storage area needs smoke detector, fire extinguisher and emergency exit lighting.

One hour rated firewall between studio and storage areas.

Basement: Handrail with post on stairway.

Electrical panel must be brought to code.

Smoke & carbon monoxide detectors.

Emergency exit lighting on rear door.

2nd Floor: New staircase, barrier protection on window.

New handrail meeting code for existing stairway.

Stove hood needs exterior ventilation.

Attic: Unprotected electrical wiring brought to code.

Propane gas line suspended to code requirements.

Smoke detector.

Exposed pipes capped or sealed.

Studio: Exterior door lighting.

Electrical panel brought to code.

Smoke & carbon monoxide detectors on all levels, with communication abilities.

Fire blocking around chimney and hole in ceiling.

Barrier protection on 2 windows.

Staircase barrier extended to minimum of 36" off floor.

Light switches to illuminate stairway at top and bottom.

Completion of ceiling lighting to code.