

PLANNING BOARD TOWN OF FRANCESTOWN, NEW HAMPSHIRE

December 1, 2020
MINUTES

Planning Board Members - Present: G. Bernstein, K. Fitzgerald, B. Hardwick, B. Howell (ex-off.), L. Kunhardt, S. Pyle; - Absent: R. Lindgren.

Alternates - Present: L. Heath, P. Behen; - Absent: T. Anderson

Others Present: Please see file for attendance sheet.

L. Kunhardt is taking the minutes.

The meeting was brought to order at 6:00pm physically at the Town Hall upstairs meeting room and contemporaneously via ZOOM (an electronic platform approved by NH Governor Chris Sununu for use by official public body use in 2020.)

Announcements and Communications: Received: **1)** letter from Crotched Mountain Ski Area re: 2020-2021 winter operating hours; **2)** query from Northpoint Eng. re: Hoey - confirm inspection of septic installation, plus complete site conditions in light of recent rains? PBoard consensus: YES; **3)** letter from Perley Rd. resident re: operation of excavation business from neighbor home. Chair directed resident to contact Building Inspector; **4)** submissions (emails, letters, documents) relative to two Public Hearings for Shattuck, M3/ L17 & 18 (20-SP-02 & 20-SD-03).

Minutes: *11/17/2020* - Postpone to add references, names, correct typos. Discussion. Postpone.

Old Business:

Public Hearing: CASE #20-SD-03 Continued from 11/17/2020.

L. Kunhardt recuses.

Sitting on case - P. Behen, G. Bernstein, K. Fitzgerald, B. Hardwick, L. Heath, B. Howell (ex-off), S. Pyle

A Subdivision Application Mellissa D. and Ronald A. Shattuck, Jr. owners of property identified on the Francestown Tax Map as Map 3 /Lot 18 & 17. Jason Reimer, Attorney for Francestown residents group, states receipt of response to request for information specifically about intensity of use from TOF did not occur until 11/30. Therefore requests continuation of hearing for time for professional review of the information received from Town. Discussion. Should PBoard reopen public hearing? No action. Discussion of items received since prior meeting. No revised plan received. Agent for applicant, J. Lefebvre, of Meridian Land Services states owner will not extend 65 day deadline (12/24/2020). PBoard advises that without a granted extension, it is possible the application may be denied due to insufficient information.

Francestown Conservation Commission Chair B. Hardwick reads Commission report. Summary of same: AoT permit needed; Sub-div Regs. V(A.4) speaks to preservation of walls, streams, trees; perennial stream not shown on plan; aquifer not identified on plan; RSA 227-J trees along road removed beyond basal area mandate; landscaping that buffers subdivision may help address this; also, building envelopes may help buffer aesthetic concerns; also, common driveways may provide buffering; culverts on St. Cyr property may be impacted from terrain alteration; wetlands adjacent to west property line not shown; wetland setback and stream setback lines not shown (Sub-div Regs. VII(C)(1)(s); some stone walls not shown on plan; some stone walls shown on plan no longer exist;

stump burial site should be shown on plan; frontage on Stevens Rd allows future development of the backland of the property.

Agent states AoT permit will not be submitted until it is clear of what the subdivision will consist.

Discussion of items lacking from application. There are no plans for further development at this time.

Discussion. D. Brodeur, notes Env-Wq 1503.02 reminding board that while DES exempts agricultural uses an AoT permit will be required for the subdivision lands. Agent for applicant will provide copy of communication from DES re: AoT to be forthcoming for record. Discussion of proposed agricultural use. Timeline: August 2019 purchase, September 2019 Intent to Cut, November 2019 Report of Cut, November 2019 Building permit, January 2020 surveyed for subdivision. Discussion re: open space development vs ordinary development with conditions (i.e. landscape buffers, common drives, building envelopes)? Further discussion. Continued discussion. PBoard does not find it advisable due to missing information. Road frontage should be specific on the plan for each individual roadway and no roadway totals shall be combined. Possible to approve with conditions? Applicant proposes to submit revised plan that will address outstanding issues in time for 12/15/2020 meeting. Discussion of how to accept more information. No action. **Motion:** S. Pyle moves to continue the Public meeting.

Second: K. Fitzgerald **Vote:** (favor) P. Behen, G. Bernstein, K. Fitzgerald, B. Hardwick, L. Heath, B. Howell, S. Pyle. Public Meeting for this case is continued to 6:00pm, December 15, 2020.

Public Hearing: Case #20-SP-02 Continued from 11/17/2020.

L. Kunhardt recuses.

Sitting on case - P. Behen, G. Bernstein, K. Fitzgerald, B. Hardwick, L. Heath, B. Howell (ex-off), S. Pyle

Application for Site Plan Review Melissa D. and Ronald A. Shattuck, Jr. Map, Lot 18. Site walk was conducted on November 21, 2020. S. Pyle gives CRC report. CRC conducted review on September 30, 2020 and found application incomplete and ineligible for Site Dev. Regs. Sec.VI(D) automatic waivers. Applicant provided further information in package received by board on November 5, 2020. CRC met again on November 12, 2020 for further review. Applicant has 4 waiver requests: **1)** Plan scale. CRC recommends PBoard grant waiver. **Motion:** S. Pyle - to grant waiver. **Second:** Hardwick **Vote:** (favor) P. Behen, G. Bernstein, K. Fitzgerald, B. Hardwick, L. Heath, B. Howell, S. Pyle. **2)** Storm water drainage re: impervious surfaces/underground drainage - Site Dev. Regs. Sec.V(B)(2)(c) **Motion:** K. Fitzgerald moves to grant waiver for purposes of discussion. **Second:** B. Howell **Vote:** (favor) P. Behen, G. Bernstein, K. Fitzgerald, B. Hardwick, L. Heath, B. Howell, S. Pyle. **3)** Circulation - V(F)(10)(d). CRC recommends PBoard grant waiver. **Motion:** S. Pyle so moves. **Second:** Hardwick. **Vote:** (favor) P. Behen, G. Bernstein, K. Fitzgerald, B. Hardwick, L. Heath, B. Howell, S. Pyle. **4)** His/SSS map - V(C)(2). **Motion:** S. Pyle - to grant waiver. **Second:** Hardwick **Vote:** (favor) P. Behen, G. Bernstein, K. Fitzgerald, B. Hardwick, L. Heath, B. Howell, S. Pyle. CRC notes that application is sufficiently complete for Hearing and recommends PBoard accept the application for purposes of Hearing. **Motion:** S. Pyle so moves. Discussion. **Second:** K. Fitzgerald. **Vote:** (favor) P. Behen, G. Bernstein, K. Fitzgerald, B. Hardwick, L. Heath, B. Howell, S. Pyle. M. Shattuck reads intensity of use statement (see file.) Chair. K. Fitzpatrick opens Hearing. Agent for applicant, D. Brodeur states application before board is an after the fact site development plan for an indoor riding area and associated land alteration. Lights will be put up each corner of building. Stone drainage swales have been constructed along/around building; drainage reports have been submitted. Manure handling is unclear. Where is manure stored and how is it handled? Across street? Mixed with loom and hauled away? Discussion. Q: What is in the building now? A: Nothing; Q: What is building for? A: Winter and inclement weather riding; Q: Where is camper drop off area and other user parking? Will there be parking on the road? A: At parking lot outside indoor arena, no road parking. Discussion re: Erosion along newly seeded area (planted spring 2020); swale appears filled in. Agent will submit erosion schematic. Q: Will people be trailering horses to clinics? A: Only owner's horses will be used. Q: Where are horses stabled? A: Some on site lot, some across turnpike at owners home. Q: Winter plowing - roadway to planned all the way down? A: Probably only to manure area. Q: Well - what is it's

use? Plan does not show bathrooms nor sinks? A: Well only for watering - no bathroom, no sink, no septic. Q: Where will clients use bathrooms? A: Proposes portapotty behind building. Discussion. Portapotty with handwashing facility likely will be required year round as some facility must be made for users. Discussion. Use intensity statement #3 & #4 likely require Special Exception and or Variance for Camps and Events - check with ZBA. Further discussion. Drainage swale maintenance - agent will submit maintenance plan. Planting of trees and other ground covers will alleviate issues of erosion and necessary to meet requirement of Site Dev Reg. Sec.V(E) Landscaping and Screening Buffers. Discussion. PBoard requests applicant provide a landscape plan showing location and type of plants proposed. Manure management - is the manure to remain on property and spread or will it be hauled away? Is a plan to be provided that shows manure will be handled as per NH Guidelines. (Discussion is unclear.) Discussion. Site Dev Regs. require all activities to occur on a single lot Site Dev. Regs. Sec.V(A)(6). At present, there are two lots pending subdivision application. Discussion. Concom has neither discussed project nor provided comment. Notes shall be updated. PBoard requests revised plan to show the following: 1) Erosion control plan; 2) Landscape plan details and adequate buffers; 3) Manure Management plan; 4) Drainage Maintenance plan; 5) Porta-potty-with-sink location; 6) Septic reserve area. Discussion re: lighting. Q: Is there a portable light generator used at the outdoor arena? A: No. Q: Is there to be man door lights? A: Yes. PBoard directs applicant to ZO for light types allowed and how the lights will shine. Open to Public Comment. Q: Will board require traffic impact study? Consensus. No, if use is as described in proposal. Attorney for Francestown residents, J. Reimers suggests application be withdrawn prior to receipt of ZBA approval. Discussion re: agricultural uses, Historic District concerns, multiple lot issues. Request that PBoard read letter submitted tonight. Discussion re: will public comment be allowed next meeting? Yes. Discussion re: building permit was granted as an accessory structure. PBoard directs query to Building Inspector. Further discussion, no action. **Motion:** S. Pyle moves to continues Hearing to December 15, 2020. **Second:** K. Fitzgerald. **Vote:** (favor) P. Behen, G. Bernstein, K. Fitzgerald, B. Hardwick, L. Heath, B. Howell, S. Pyle. .

Public Hearing continued to 6:00pm, December 15, 2020.

Next meetings: 1) Public Meeting/Public Hearing December 15, 2020 at 6:00pm.
 2) CIP - date to be determined, within next week, probably by ZOOM.
 Meeting adjourned at 9:00 pm.