

PLANNING BOARD TOWN OF FRANCESTOWN, NEW HAMPSHIRE

December 15, 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; - Absent: P. Behen, T. Anderson

Others Present (for some or all of meeting): Jamie Pike, Amy Manzelli, Doug Brodeur, J. Lefebvre, Abigail Arnold, Ben Haubrich, Carol Russell, Cathy Eby, David Jonas, David Taylor, Dawson Begley, E.B, Gary Schnakenberg, Greg Neilly, Hannah Proctor, Harold Pope, Isabella Brittan Hill, Henry Kunhardt, James Hamilton, Johann Staub, Linda Roche, Marcy Tripp, Mark Pitman, Marsha Dixon, Mary Murphey, Michelle McGillacuddy, Pam Avery, Paula Hunter, Phoebe Forsley, Robin Haubrich, Stewart Brock, a phone caller.
L. Kunhardt is taking the minutes.

The meeting was brought to order by Chair K. Fitzgerald at 6:00pm 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) revised plans from Agent for Shattuck re: subdivision case# 20-SD-03 and Site Development case# 20-SP-02; 2) communications from others re: cases as above.

Minutes: 11/17/2020 - **Motion:** B. Hardwick moves to approve; **Second:** L. Kunhardt; **Vote:** (favor) G. Bernstein, K. Fitzgerald, B. Hardwick, B. Howell (ex-off.), L. Kunhardt, S. Pyle
12/1/2020 - **Motion:** G. Bernstein moves to amend by inserting "November 2019 Report of Cut" in 3rd paragraph of #20-SD-03. **Second:** B. Hardwick. **Vote:** (favor) G. Bernstein, K. Fitzgerald, B. Hardwick, B. Howell (ex-off.), L. Kunhardt, S. Pyle

Old Business:

Public Hearing: CASE #20-SD-03 Continued from 12/1/2020.
L. Kunhardt recuses.

Sitting on case - 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 Frankestown Tax Map as Map 3 /Lot 18 & 17. Revised plan submitted. Communication from DES re: submission of AoT. Discussion. Agent for applicant, J. Belagus, refers PBoard to Env. Wq-15(03)(2). Discussion of treeline as shown on revised plan. Agent for applicant, J. Lefebvre, of Meridian Land Services provides overview of the revised plan that was created to meet the prior requests of the PBoard. Discussion. Q: Steepslope areas of 15% or greater are not noted on plan? A: Some portion of proposed 3-18-2 have such slopes but are outside of buildable area. PBoard reiterates regulations require property review prior to alteration and difficulty of dealing with proposals where excavation work has already been substantially done. Sub-div Regs. Sec.V(H) requires an Erosion Control Plan for disturbed slopes of 15% or greater. Agent states such plan will be created at AoT filing. Discussion. Septic plans not developed for any lot. Q: Landscape note says three trees will be placed on each lot? Sub-div regs. Sec.V(4) speaks of preserving existing features, yet in this case the natural vegetative buffer is removed. Discussion re: buffer / landscape plan.

Discussion of issues: 1) short time period without extension; 2) reopen Public Hearing to accept new information; 3) items outstanding (possible draft conditions) (a) receipt of state permits, (b) buffer

restoration along Stevens Rd. (c) plantings on slopes 15% or greater and between lots 1 and 3-18, (d) designating 15% or greater slopes on the plan, (e) existing interior and boundary stone walls to be retained and shown on plan, (f) erosion control plan for any areas in excess of 15% slope within 75ft of wetlands or drainage ways, (g) building envelopes designated by the board, (h) no further subdivisions of lot 3-18.

Agent asks for reiteration of issues: 1) DES permits for subdivision and AoT permitting application; 2) Buffer restoration along Stevens Rd. to include depth of 100 ft from center of road, planting plan to be provided by licensed landscape architect or wildlife habitat specialist, planting to be native species as per UNHCE Good Forestry document or other official state guidance, planting in quantity to establish buffer as above, a no cut zone for buffer to establish, escrow funds for professional oversight of planting and plan execution. Agent pauses reiteration. Discussion re: ZO, Master Plan, Sub-div Regs. Further discussion. Applicant will not consider a buffer. Further discussion. Is it time to vote or will the applicant grant an extension? Agent requests ability to use a forestry planting plan. Discussion. 50ft deep from stone wall into lot? What is enough / not enough for a visual buffer? Lacking a planting plan for review, there is not enough information with which PBoard may make decision. 25ft deep from stone wall into lot including three 2" caliper trees plus smaller trees and smaller bushes per lot? Discussion re: planting plan to be provided by licensed landscape architect or wildlife habitat specialist / or no planting plan provided by unknown entity. Applicant will not submit a planting plan.

Return to reiteration of issues: 3) (a) state permits as above (f) erosion control plans will of necessity be part of AoT application, (g) building envelopes, (h) no further subdivisions of lot 3-18. Applicant states there should be no restriction on the 27 acre parcel against future development. Q: Did not applicant state there is no possibility of future development on the lot? A: Agents asserts not possible with the configuration presented. It is unknown what development might be done by an owner in the future. Discussion re: building envelopes. Sub-div Regs. Sec.V(A(5)(j)) "For reasons specific to lot characteristics..., the PBoard may designate a building envelope in which the development must take place". Further discussion. Agent states that AOT permit review may necessitate some land as necessary for drainage improvements. Further discussion. Agent agrees to revise his sheet core and revise the location of a proposed house. Discussion re: (h) no further subdivision of lot 3-18. Agent states there is no plan for further development on M3/L18 at this time but does not believe a restriction is necessary. Agent does not believe DES would give permit to cross wetlands on the lot, nor is building on steep slopes feasible behind the riding ring. Discussion re: three lots / four lots, carrying capacity of land, character of neighborhood.

Review outstanding issues: 1) Permits - state subdivision approval permits, including AoT; 2) Buffer - a planting plan designed by licensed landscape architect, wildlife habitat specialist, or other qualified professional that shows buffer 25ft deep from stone wall into each lot and includes on each lot three 2" caliper trees plus smaller trees and whips and smaller bushes to be of native species as per UNHCE Good Forestry document or other official state guidance. Discussion. Applicant declines to allow buffer planting plan to be reviewed by PBoard. **Motion:** S. Pyle moves to Deny application due to lack of information re: buffer and AOT review results. **Second:** B. Hardwick. **Discussion.** B. Howell reminds all that the time is late and often people tire late into a meeting. Will applicant grant extension as case appears really close and it'd be a same to toss all out? S. Pyle notes that Public Hearing has not been reopened and much information has yet to be accepted. Further discussion. PBoard advises that without a granted extension, it is possible the application may be denied due to insufficient information. Applicant advised that a planting plan will be provided for the next hearing, January 5th.

Discussion. Applicant will extend time limit to January 5th, 2020, and reopen Public Hearing. A revised plan showing building envelopes and a professionally prepared planting plan will be submitted no later than January 3rd, 2020. **Motion:** S. Pyle withdraws previous motion.

Public Meeting for this case is continued to 6:00pm, January 5, 2020.

Public Hearing: Case #20-SP-02

Sitting on case - G. Bernstein, K. Fitzgerald, B. Hardwick, L. Heath, B. Howell (ex-off), S. Pyle
Application for Site Plan Review Mellissa D. and Ronald A. Shattuck, Jr. Map, Lot 18. **Motion:** S. Pyle moves to continue Hearing to January 5th, 2020. **Second:** B. Hardwick. **Vote:** (favor) G. Bernstein, K. Fitzgerald, B. Hardwick, L. Heath, B. Howell, S. Pyle.
Public Hearing continued to 6:00pm, January 5th, 2020.

Next meetings: 1) CIP - Public Meeting, by ZOOM, December 17, 2020 at 6:00pm.
2) Continuation of Public Hearings 20-SP-02 and 20-SD-03 to January 5th, 2020.

Meeting adjourned at 9:50 pm.