

The Planning Board
Town of Frankestown, NH
Meeting Minutes
January 16, 2018

Members Present: Linda Kunhardt, Larry Ames, Robert Lindgren, Betsy Hardwick, Lisa Stewart, Sarah Pyle, Alternate Karen Fitzgerald, Alternate Ruth Behrsing

Members Absent: Selectmen Representative Abigail Arnold

In attendance: Code Enforcement Officer John Kendall, minutes clerk Kaela Law

Review of Minutes – December 5, 2017

L.Kundhart: “Jamie Pike presented the CIP with corrections made to spreadsheets from previous meeting.” and “CIP was forwarded to the Selectmen.”

Motion: To approve the December 5, 2017 meeting minutes as amended.

Vote: (6-0-0) The motion carried.

SNHPC – Guy Tolman sent SNHPC updates. SNHPC advised against the toll increase.

Master Plan Update: Kevin Pobst has reached out to the Planning Board regarding an article on the Master Plan for the Frankestown News. Kevin may be joining the sub-committee to help educate the town. Action Item: Linda Kundhart will notify the newspapers prior to 8 February that a Public Meeting will be held on 20 February. Sarah Pyle will get hard copies to the Town Offices and Library. The public notice must be posted by the 8th.

Announcements and Communications – Mr. Hoey’s lawyers requested for his copies of the NHDES applications from the Conservation Commission. They have been at the town offices and available for him to collect since the meeting on December 5, 2017. The Planning Board Chairman Larry Ames mailed the documents to Mr. Hoey’s attorneys out of his own pocket (\$8.00 and change).

A question arose about how the zoning ordinance deals with “tiny houses.” The closest the Planning Board has by way of an ordinance for “tiny houses” is an ordinance for a manufactured home which requires a foundation and septic etc... Or an ordinance for a recreational vehicle designed for camping and traveling which provides they may park, reside and occupy for no longer than 90 days within a calendar year. Action Item: Have Guy Tolman request how the SNHPC addresses tiny houses.

Larry Ames and Linda Kundhart both have terms expiring. Larry Ames has announced he will not be running for re-election. Those interested in joining the Planning Board must submit between January 24, 2018 and February 2, 2018.

Other Business:–

John Kendall: Received an anonymous complaint on a front setback issue. An outside shed enclosing and roofing a wood burning furnace to store wood, that is 10x8, 60 feet from the side lot line, 20 feet from the front lot line – house is 15 feet from the front lot line. Mr Kendall asked for clarification as there is nothing to address a wood furnace in the zoning laws. Must it be attached or can it be detached? Would a wood furnace have the same zoning requirements as a structure? S.Pyle and L.Ames suggested that the letter of the law requires the resident to get a variance. Zoning laws permit that an extension may be built without a variance. Since it was determined that underground pipes attach a wood furnace to the house, it may be considered a mechanical attachment at this time. ACTION ITEM: to address wood burning furnaces in the Zoning Ordinance and Regulations 2018.

Next meeting: February 20th Public Hearing for the Master Plan

Meeting Adjourned 7:22 pm