

The Planning Board  
Town of Frankestown, NH  
Meeting Minutes  
April 17, 2018

**Members Present:** Karen Fitzgerald, Linda Kunhardt, Betsy Hardwick, Selectmen Representative Abigail Arnold, Lisa Stewart, Sarah Pyle, Alternate Tom Anderson, Alternate Ruth Behrsing

**Members Absent:** Robert Lindgren (Tom Anderson sat in as a voting member)

In attendance: Polly Freese, Chad Mills, Chris Guida (arrived at 7:08pm after the discussion regarding DES), Tom Hoey (arrived at 7:08pm after the discussion regarding DES), Tom Peters, Peter Mellen , minutes clerk Kaela Law

Chairman Karen Fitzgerald called the meeting to order at 6:30pm

**Other Business and Announcements:** A new set of plans for the driveway at the Hoey property were received. Tax Map 9 Lot 17-2. DES is requesting further information. There is no final approval from DES at this time. Karen Fitzgerald to request a \$1000.00 retainer from Hoey to the town of Frankestown in order to compensate the engineer who must review the plans. All comments needed to the DES by April 22, 2018. Linda Kundhart to draft a response letter to DES to address discrepancies. Betsy Hardwick of the Conservation Commission will receive a draft before it is sent to the Chairman and to DES.

**Public Hearing:** Case #18-SD-02, Tax Map 2 Lots 2 & 2-1 a lot line adjustment/subdivision application from Christopher A. Guida, C.W.S., C.S.S of Fieldstone Land Consultants, PLLC for. Chad M. & Debra M. Mills and CDM Properties, LLC. The properties are located at 1201 Russell Station Rd. Frankestown, NH 03043. (Betsy Hardwick recused herself from the case – Ruth Behrsing sat in as a voting member).

Lisa Stewart spoke for the Completeness Review Committee.

**Motion:** (Stewart/Arnold) To accept the plans as complete for the purposes of the hearing.

**Vote:** (7-0-0) The motion carried.

**Motion:** (Pyle/Behrsing) To grant the waiver

**Vote:** (7-0-0) The motion carried.

**Motion:** (Abigail/Pyle) To approve the plan contingent on the subdivision approval from DES for 2/2-1, letter from the Road Agent and letter from the Fire Department for adequacy of the driveway, a statement that all boundary markers have been set and payment of all fees.

**Vote:** (7-0-0) The motion carried.

\*Applicant will change "Piscataqua" to read "Piscataquog" River and buildable acreage line will be added to the legend.

The board decided that The Chairperson and Secretary shall sign the final plat when they receive evidence that all the conditions precedent have been met. This subdivision shall be deemed to be finally approved on the date the plat is signed.

Ruth Behrsing stepped down and Betsy Hardwick retook her seat.

**Other Business:** Tax Map 9 Lot 17-2

7:25pm Chris Guida presented the new plans for the driveway. He was informed of the discrepancy within his letter to DES that said he had appeared before the Conservation Commission when really there was a failure to do so. Other such discrepancies were addressed. The plans are restorative and after-the fact so there is not longer a question for expedition. The board decided that Linda Kundhart will no longer be required to draft the letter for DES. Karen Fitzgerald will email the fee required by the town in order to compensate the engineer to Chris Guida.

The new plans address all the previous issues the Planning Board had and conveyed to the applicant via letter from former Chairman Larry Ames. Further review to double check will be made.

**Public Hearing:** Case # 18-SD-01. Tax Map 5 / Lot 63-4. Continuation of an application for a subdivision.

Prior concern regarding driveway access for a slope. Peter Mellen presented how the state defines a "slope" with composite averages. A weighted average for the entire lot is then 15%. Wondering if there was room within the current language of the Steep Slope Ordinance to disturb a slope under a certain square footage, as for instance in the wetland ordinances.

**Motion:** (Kundhart/Pyle) To create a policy for henceforward to approve rise of the run over 100 feet of length.

Discussion ensued. Motion amended

**Motion:** (Kundhart/Pyle) For the purposes of this hearing, the definition of slope shall be: rise over run for the distance of 100 feet.

**Vote:** (7-0-0) The motion carried.

Hearing is continued until May 15, 2018. The board has received verbal confirmation for a waiver of the 65-day time limit and will receive email confirmation to have it in writing as well. Driveway will be flagged for the upcoming site walk.

**Review of Minutes** – March 20, 2018

Include “site specific” in the language.

**Motion:** To approve the March 20, 2018 meeting minutes as amended.

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

**Other Business:** Election of alternates. Candidates Guy Tolman, Tom Anderson, and Gerri Bernstein.

**Motion:** (Hardwick/Pyle) Appoint Tom Anderson to the 3-year position.

**Vote:** (7-0-0) The motion carried.

**Motion:** (Stewart/Kundhart) Appoint Guy Tolman to the 2-year position.

Discussion ensued. Name votes will be given.

**Vote:** 5-2 in favor of Bernstein to the 2-year position.

Next Meeting May 15, 2018 at 6:30pm

Meeting Adjourned at 8:44pm