

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

**Members Present:** Karen Fitzgerald, Linda Kunhardt, Robert Lindgren, Betsy Hardwick, Selectmen Representative Abigail Arnold, Lisa Steward, Sarah Pyle, Alternate Gerri Bernstein, Alternate Ruth Behrsing

**Members Absent:** Alternate Tom Anderson

In attendance: Earl Sandford, John Perry, Al Bell, R Sanders, Art Siciliano, Bob Kilmer, John Kendall, Jennifer Vadney, Minutes Clerk Kaela Law

**Review of Minutes** – September 18, 2018 and October 2, 2018 to be postponed until the next meeting.

**Unfinished Business:** Art Siciliano, Land Surveyor, explanation of the subdivision proposal for Deering, NH that crosses town lines. Lot 11 – 1 in Frankestown. None of the work to be done in Frankestown.

**Motion:** (Kundhart) Draft a letter stating that the board has seen/reviewed the plans and find no issue. Art Siciliano requested that Frankestown Planning Board sign the MILAR. Previous motion withdrawn

**Motion:** (Pyle/ second Arnold) When the Planning Board is in receipt of the MYLAR with the Frankestown Planning Board it will be signed by the chairwoman with the language “the Frankestown Planning Board has reviewed and found there are no changes to the land in Frankestown.” **Vote:** (7-0-0) The motion carries.

Betsy Hardwick recuses herself and Alternate Ruth Behrsing to sit in as a voting member.

**Public Hearing:** Case #18-SD-03. Carl Henry Hardwick, III. A request for a Subdivision/Lot Line adjustment. Tax Map 8 Lots 16-2 and 119.

**Motion:** (Pyle/ second Kunhardt) -Accept the application as complete for the purpose of the Public Hearing. **Vote:** (7-0-0) The motion carries. **Motion:** (Behrsing/second Lindgren) To accept and grant the waiver Section V.F.2; HIS Soils Data **Vote:** (7-0-0) The motion carries. **Motion:** (Pyle/ second Behrsing) To accept and grant the waiver Section VII.C.1.d; Plan Scale **Vote:** (7-0-0) The motion carries.

**Motion:** (Kundhart/ second Stewart) To accept and grant the waiver Section V.F.b.10F; Driveway review by Road Agent **Vote:** (7-0-0) The motion carries. **Motion:** (Kundhart/ second Behrsing) To accept and grant the waiver Section V.F; Sediment and Erosion Control Plan at this time. **Vote:** (7-0-0) The motion carries.

Discussion ensued regarding an easement to connect town land, or a fee transfer. Discussion regarding a surety bond toward phase 2 of the proposal, "plan B."

**Motion:** (Kundhart/ second Behrsing) Approve the proposal for a lot line adjustment between Map 8 Lots 16-2 and 119 as presented on the revised plan of Carl Henry Hardwick, III on October 4, 2018. **Vote:** (7-1-0) The motion carries. Pyle opposed.

Betsy Hardwick rejoins the board.

Discussion regarding a recommendation to the Selectmen.

John Kendall mentioned zoning ordinance 5.9 community waste-water and questioned if the Planning Board should be looking at anything in this ordinance as a conditional item? That the new system be monitored in an annual report or a bi-annual report to the town. It was relayed to him by members of the Planning Board that he could make it a conditional item when they apply for the building permit for the new septic system.

**Motion:** (Pyle/ second Kundhart) Make a recommendation to the Selectmen that the Planning Board is in support of "B to N Plan" as shown on the detail inset. In addition the Planning Board recommends a fee simple transfer from Map 7 lot 5 be annexed to Map 7 lot 3.1 and that the lot lines be straightened. Boundary Adjustment Plan as presented to BOS on 10/16/18. **Vote:** (7-0-0) The motion carries.

**Unfinished Business:** Sleeper Mill Lane review/response discussion. Planning Board does not see an issue with 45 Sleeper Mill Lane proposal. Map 8 Lot 85. Action Item to Karen Fitzgerald to send a letter to the Selectmen.

Update on Hoey Property Map 9 Lot 17-2. Planning Board is still waiting for complete sets of plans and the additional construction funding.

**Communications:** Fee for the Southern NH Planning Commission is being increased for 2019 \$1060.64. Planning Board needs to fill an appointment for representation at the Southern NH Planning Commission meetings. Action Item to Karen Fitzgerald to send Linda Kunhardt as representation to the Southern NH Planning Commission meetings.

Next meeting November 20, 2018

Meeting Adjourned 8:35pm