

The Planning Board
Town of Frankestown, NH
Meeting Minutes
August 15, 2017

Chairman Larry Ames called the meeting to order at 6:30pm

Members Present: Robert Lindgren, Lisa Stewart, Linda Kunhardt, Larry Ames, Betsy Hardwick, Selectmen Representative Abigail Arnold, Alternate Ruth Behrsing, Alternate Karen Fitzgerald, Alternate Tom Anderson

Members Absent: Sarah Pyle – Ruth Behrsing sat in as a voting member

In attendance: Betty Bershing, Prescott Guy Tolman, minutes clerk Kaela Law

Review of Minutes – July 18, 2017

B.Hardwick - amend minutes to strike action item #2 to change references of the NH Water Supply and Pollution Control Commission to read NH DES.

Motion: (Ames) To approve the July 18, 2017 meeting minutes as amended.

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

SNHPC - Rebecca Harris to speak about New Hampshire Municipal Technical Assistance Grants.

R. Harris – Municipal Technical Assistance Grants (MTAG) Program. Grant being managed by Plan NH. A technical assistance grant that allows communities to hire expertise or offset other expenses to help fund work towards more affordable living. Goal is to support communities in making the zoning changes toward more housing choices. R.Harris read examples from 2016 grant recipients (In Franconia, funds were used for technical assistance to guide the process of developing consensus-based zoning amendments that support increased choices in places to live in an around the town's center – while addressing the physical and infrastructure challenges that are often barriers to providing more homes and businesses.) Applications are due Sept 29th at 5pm. Review takes place during the fall and recipients will be notified by Dec. 31st, after which time a community workshop will be held. By 2018, all funds must be spent. At least 5% of funds must be spent on community outreach.

L.Ames expressed interest to revitalize the village center. L.Kunhardt voiced concern about time as the deadline is September 29 and the Master Plan is not yet finished. L.Kunhardt would like to comprise a folder of items that could be used for this grant in the future.

Master Plan Update – Members brought forth questions/changes to consider. Discussion ensued. Decisions were reached either (change made) or (no changes made).

Karen Fitzgerald reminded the Board Members the Master Plan is a draft, will need punctuation changes, but she's looking for substance and content comments. Photos will be added when text is finalized.

L.Ames commented there was great organization and that it was very readable, understandable and complete. R.Lindgren concurred.

Pg. 2

R.Behrsing – recommended that “transportation system” should read “transportation infrastructure” (change made)

R.Behrsing – questioned the phrase “new services.” Through discussion it was concluded that “new services” could include sewage on Main st, broadband service, etc. therefore (no changes made)

Pg. 3

L.Kunhardt – questioned whether the vision section of the Master Plan should be separate or included in the land-use section. A.Arnold explained that currently there is not a separate vision section but in the meantime this can serve as one. It reflects the sentiments that came out of the questionnaires and public meetings. For the time being (no changes made)

R.Behrsing – suggested the sentence read: “*We want to continue to* have a strong sense of community and pride in our town.” (change made)

L.Kunhardt – questioned the phrase “sustainable growth.” (no changes made)

Pg. 4

L.Ames - questioned whether there should be a town wide section. (no changes made)

R.Behrsing – suggested the sentence read more positively: “encourage less sprawl in development” (change made)

R.Behrsing – suggested the sentence read more positively: “Ensure that rural development has minimum impact on municipal services.” R.Lindgren felt “Limit impact on municipal services” works well. K.Fitzgerald will consider this further before changes made.

L.Kunhardt – suggested to remove the word “unique.” (change made)

Pg. 5

R.Behrsing – suggested sentence to read: “including parking and septic” (change made)

R.Behrsing/L.Kunhardt – suggested to better define “form-based development” in a footnote (change made)

R.Behrsing – suggested to remove “Plan NH Charette” (no changes made)

Pg. 6

Pg. 7

L.Kunhardt –suggested to add acreage at the top within the first paragraph (no changes made)

R.Behrsing – questioned the validity of whether or not spread-out, rural living really puts pressure on the natural resources (no changes made)

L.Kunhardt – questioned use of the word “egalitarian” (no changes made)

Pg. 8

L.Kunhardt – questioned if there was a newer image for aerial maps to use (no changes made)

R.Behrsing – suggested “duplex” and “two-family” should both be called two-family for consistency (change made)

Pg. 9

R.Behrsing – YE acronym for Year End. Suggested it be spelled out in the table title (no changes made)

L.Kundhart – suggested to strike “however” and strike the comma after “lots” (change made)

Pg. 10

L.Ames – suggested to correct the word “as” in footnote 4 to read: “has” (change made)

L.Kunhardt – asked for clarity regarding “these lots were typically not suited for development.” Suggested the first sentence to read: “38 lots were lost in consolidation” (change made)

L.Stewart – suggested to strike “there have been no large subdivisions proposed by developers” (change made)

Pg. 11

L.Kunhardt – asked for clarity regarding “*recorded* with NH Department of Agriculture, Markets and Food.” (no changes made)

L.Kunhardt/A.Arnold – suggested the sentence read: “...training of horses is *now* considered an agricultural activity” and strike “However” from the following sentence per RSA 21:31a (change made)

L.Kunhardt/L.Stewart – In order to remove specific mention of the company Hardwick & Sons that is no longer in Frankestown, suggested the paragraph read: “Several small logging operations exist. Silviculture is also important to the maple syrup industry.” (change made)

L.Stewart – questioned whether or not Frankestown Sand & Gravel had in fact moved its base of operations to Bennington. Suggested to strike the whole second paragraph that specifically references the company. (change made)

Pg. 12

R.Behrsing – suggested to strike the word “now” from the sentence discussing the Frankestown Village Store (change made)

L.Kunhardt/A.Arnold – suggested to rearrange the first sentence to read: “While there is no specific commercial district in town, certain types of commercial development are permitted by special exception throughout town.” (change made)

L.Kunhardt – suggested to strike the word “however” from the last sentence in paragraph 2 and the last sentence in paragraph 3. (changes made)

Pg. 13

R.Lindgren – suggested the sentence read: “This road is part of the original route that ran from Boston to Vermont.” (change made)

R.Behrsing – suggested the phrase “major collector” reference both Route 47 and 136 (change made)

L.Kundhart/L.Ames – suggested the sentence to read: “...three main routes linking neighboring towns” (change made)

Pg. 14

L.Kunhardt – suggested to strike the word “nearby” from 3rd bullet point (no change made)

L.Ames – suggested to spell out SVA to include no acronyms (no change made)

Pg. 15

R.Behrsing – suggested to condense the paragraphs regarding Ecosystem Services to not be as repetitive (changes will be considered)

Zoning Ordinances & Regulation 2017 Updates -

L.Ames brought it to attention that Francestown does not have a Tent Permit Application.

Action Item - to Check the RSA regarding Tent Permits and add something to the zoning ordinances. In the meantime, bring it to the attention of those planning the Labor Day celebrations.

Announcements and Communications –

Next Meeting is September 19, 2017 – to complete discussion on the draft of the Master Plan. Will begin on page 15, Natural and Cultural Resources.

8:30pm meeting adjourned.