

The Planning Board  
Town of Frankestown, NH  
Meeting Minutes  
October 3, 2017

The Planning Board met at 5:45pm for a site visit at Map 9/Lot 17-2 on Poor Farm Road.

**Members Present:** Larry Ames, Abigail Arnold, Linda Kunhardt, and Robert Lindgren; **Alternates present:** Ruth Behrsing and Karen Fitzgerald; **Others present:** Tom Hoey and Henry Kunhardt

Larry called the meeting to order and explained the reason for an Erosion and Sedimentation Control Plan, why it was needed in this situation and the Planning Board's role in evaluating the plan. Tom Hoey described the driveway and house/garage location and answered a few questions, Henry Kunhardt helped provide some technical expertise in reading the plan. We left the site around 6:25 and reconvened in the Lower meeting room of the Town Offices at 6:35pm

**Members Present:** Linda Kunhardt, Larry Ames, Robert Lindgren, Betsy Hardwick, Selectmen Representative Abigail Arnold, Sarah Pyle, Alternate Karen Fitzgerald, Alternate Tom Anderson, Alternate Ruth Behrsing;

**Members Absent:** Lisa Stewart – Karen Fitzgerald sat in as a voting member

In attendance: Guy Tolman Southern NH Regional Planning Commission rep, minutes clerk Kaela Law; Selectman Henry Kunhardt; Kay Anderson; Jeff Tarr

**Review of Minutes** – September 19, 2017

**S. Pyle – “as required by the Frankestown Driveway Regulations” ; L. Kunhardt – add the date of next meeting and include Alternates Absent**

**Motion:** (Sarah Pyle) To approve the September 19, 2017 meeting minutes as amended.

**Vote:** (6-0-1) Robert Lindgren abstained. The motion carried.

**SNHPC** – Guy Tolman provided an update

L. Kunhardt reported on town policies affected by new state legislation.

**Review of Erosion Control Plan for Map 19 Lot 17-2** – B. Hardwick -on behalf of the Conservation Commission - to include replanting of vegetation around the wetlands as part of the Sedimentation and Erosion Control Plan. Require a planting plan. Conservation Commission

recommended native woody vegetation such as trees and shrubs, minimum of 50 feet around wetland except where there are approved structures, and specify a qualified monitoring agent to ensure work is completed according to the plan. Conservation Commission did not approve expediting the plan for state wetland approval. R. Lindgren read from Frankestown Driveway Regulations that "No driveway shall cross slopes of 25% or greater." Therefore, applicant must have a special exception from the zoning board. No application sent to ZBA as yet. L. Ames suggested that applicant's Sedimentation and Erosion Control Plan should include wetlands border and existing elevations in the legend; that the site-work start date be specified; that a mulching or control plan is put in place prior to this coming winter ; that the total disturbed area be included ; that a statement be made as to whether adjacent areas will or will not be disturbed as part of this Plan. Applicant, previously, has been issued a written warning about erosion into the wetland as part of clear-cutting that took place. Henry Kunhardt spoke as a private citizen, in favor of the overall driveway plan submitted by the applicant, as far as affecting Poor Farm Rd and maintenance thereof, and regards sight distance. He mentioned that to comply with the town regulations the driveway grade may change slightly before the Board of Selectmen will approve the overall plan to comply. L. Ames and B. Hardwick pointed out that no asphalt shall be permitted within 100ft of the wetland, which includes the entire driveway, therefore it must be gravel.

-Above concerns/suggested changes to be sent to the applicant and his engineers. Sedimentation and Erosion Control Plan to be sent out for a second professional review at applicant's expense, and that as a matter of courtesy he may want to get other permits/variance/exceptions approved before incurring additional expense of second review. L. Ames to take that task as Chairman.

**Motion:** (Kunhardt/Hardwick) Send out Sedimentation and Erosion Control Plan for a second professional review at the applicant's expense.

**Vote:** (5-2-0) The motion carried.

### **Announcements and Communications -**

**Motion:** (Kunhardt) Accept the budget plan and submit it to the Town Administrator for approval.

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

### **Zoning Ordinance & Regulation 2017 Updates:-**

A. Arnold – discussion at some point to include fences.

Next meeting October 17, 2017

Meeting Adjourned 8:05pm