

THE PLANNING BOARD
Town of Frankestown
Frankestown, New Hampshire 03043

February 23, 2010
APPROVED MINUTES

Planning Board Members Present: Bob Lindgren – Chair, Mike Tartalis, Linda Kunhardt, Lisa Stewart, Sarah Pyle.

Members of the Public: Kris Stewart, Betsy Hardwick, Kerry & Henry Camirand, Robert Abbott, Stan Markowitz, Lori Markowitz, Abigail Arnold, Dennis Calcutt, Don Crooker, BJ Carbee.

Melissa Stewart is taking the minutes.

Chairman Lindgren brings the Planning board meeting to order at 7:05pm.

Lindgren notes that tonights Public Hearing for Case# 09-SP-3 and 09-SP-2 have been continued at the request of the applicant until March 23, 2010 at 7pm.

Case#10-SD-1 – Public Hearing on an application from Frankestown Conservation Commission on behalf of Kris N. Stewart requesting a lot line adjustment on Russell Station Rd.

Properties are identified as Map 3, Lot 51 currently 93+/- acres, Map 3, Lot 46.1 currently 10.6 acres, and Map 3 Lot 46 currently 10.1 acres.

The purpose of this lot line adjustment is to reduce the acreage of lot 3:51 and increase the acreage of Lot 3:46 and 3:46.1
Lot line adjustment will provide Lot 3:46 with w/approx.
4,900ft/frontage on South Branch, Rand Brook, Piscataquog River.

Final acreage to Map 3 Lot 46–52.83 acres for conservation purposes only
Final acreage to Map 3 Lot 51 w/shop & gravel pit – 47.14 acres
Final acreage to Map 3 Lot 46.1 w/house & barn -13.01acres

Stewart provides the board with results from the CRC meeting held on Feb 4 @ 9am.

The following items were found to be deficient:

- A.13) Book & Page #'s of recorded deeds missing. –Satisfied
- A.18) # of feet of contiguous frontage for each lot – Satisfied
- A.20) All existing and proposed monuments – Satisfied
- A.24) Subdivision Statement Note on Plan – Satisfied
- A.26) All existing and proposed easements – Satisfied
- B.7) 2 copies of all pertinent legal documents – Satisfied

The following waivers were requested by the applicant:

A4. Plan scale not smaller than 1" = 100': Due to the nature of the lot line adjustment and the size of the acreage, the applicant would like to keep plan limited to (1) page.
Kunhardt moves to accept, Pyle seconds, all in favor -Stewart abstains

B1. Topographical Information: USGS Interpretations, Actual survey contours. Watson moves to grant requested waiver, Pyle seconds, all in favor- Stewart abstains. Kunhardt states why she is willing to grant the waiver based on the fact that this is for Conservation purposes and because of that there will be no chance of future development therefore she is willing to waive.

B2. Soils Data: HIS Maps
Map 3 Lot 46. Lot does contain wetlands, steep slopes and is in the flood plain. This lot is to be sold to the Town of Frankestown for conservation purposes.

Map 3: Lot 51 shop, septic, w/entry road remaining acreage of 47.14 is a sand pit with ample room for septic replacement in the future if needed.

Also owner has no plan for future development of this lot.

Map 3: Lot 46.1 house, barn, driveway, small pond and septic, has ample (13.01) acreage remaining for septic replacement if needed in the future.

Also owner has no plan for future development of this lot.

Kunhardt moves to accept for same reasons as she listed previously, Watson seconds, all in favor - Stewart abstains

B4. All open water, intermittent & perennial streams, wetland areas, wells and all existing & proposed drainage structures within 100'. Due to the nature of the lot line adjustment, applicant is requesting a waiver of precise wetland survey for all (3) lots.

B6. Location of other significant natural or man-made structures
Due to the nature of the lot line adjustment request waiver for showing the Interior stone walls.

Pyle moves to grant waiver for discussion purposes. All in favor - Stewart abstains.

*Items are optional for lot line adjustments

*C8. Statement that site is ready for Board inspection

*C9. 2 Copies of percolation & test pit results

*C10. Statement from the Fire Dept.

*C12. If required by Sect. V.H.4 copies of erosion & sediment control plan

*C13. 4 copies of road plans, construction proposal and cost estimates
Due to the nature of the lot line adjustment waiver is requested for C8, C9, C10, C12, C13. Lot 3:46 is to be sold to the town for conservation purposes. Lot 3:51 & 3:46.1 use will not change.

Pyle moves to grant request for waiver on C8-9,10,12,13, Watson seconds all in favor -Stewart abstains.

Pyle moves to accept the application as complete, Watson seconds all in favor -Stewart abstains.

Stewart recuses herself at 7:17pm.

Usage will remain the same on lots. Only change to Map 3 Lot 46 and Map 3 Lot 46.1 is that barn is moving from one lot to the other.

Easterly side will have access through pit lot Map 3 Lot 51, this access is specifically for maintenance purposes only, This is not a right of way and not a public access. Public access will be from Russell Station Rd.

Hardwick states that Con Com is acquiring this through several grants and funds involved. Largest grant is from Aquatic Resource Management plan. This area has critical habitat for several species and a flood plain forest and has been identified as an exemplary flood plain. Yes the lot is non-conforming but it is due to capturing the critical habitat areas.

Robert Abbott abutts property and is in favor but has concern about access. Draft easement document Kunhardt reads easement statement in regards to access. It is noted that there will be no access by the public through the pit. All public access will have to come from the Russell Station Rd side.

Pyle states that she would like the notice of decision to have a statement noting the reason for the irregular angles was due to critical habitat areas.

Discussion regarding non conformation of lot and road frontage.

Ken Crooker states that although it will be less congruous it is creating more contiguity to other conservation properties.

Kunhardt moves to approve lot line adjustment as presented. Watson seconds, Pyle, Tartalis, Kunhardt, Lindgren in favor.

Arnold suggests adding note about that the lot line was configured in a way to be sensitive to the conservation values of the property.

Stewart re-joins board at 7:47pm

Consultation request from Henry Camirand

Lindgren states that the notice that was sent out was in error, it stated that a consultation request was made by the Frankestown Fire Dept and that was in error. The request was actually from Henry Camirand (who is on the Frankestown Fire Dept.) requesting a preliminary consultation in regards to an in home business. Camirand conducts an automotive repair type service specializing in electrical. The property is located on Oak Hill Rd. Camirand operates out of his two car garage which he built 4yrs ago. All business is conducted within the garage, no work is conducted outside of garage. All liquid waste is contained within the garage in 55 gallon drums. All excess metal and recyclable materials are picked up and removed from property for recycling. Camirand would like to qualify as a home business, he will be a schedule C proprietorship. Camirand would also at some point like to provide State Inspection service.

Pyle recommends that Camirand look into what the town well radius is and ensure the property is not within the well radius setback. Also Camirand is advised to investigate any State requirements first before he comes to the board. Discussion of property being in the aquifer district and that this will need to be verified as well.

If the property does sit in the aquifer district, Camirand will need to apply to the ZBA for a variance.

Discussion regarding home base businesses and site plan review. Board determines that personal service use appears to be what best fits the description of the applicants use.

Lindgren states Camirand needs to request in writing to the board that he is an in home business and would like the board to agree and if not give findings to applicant.

Board recommends Camirand do the following:

1. Talk to water company and find out if property is located within the well radius.
2. Hardwick will determine if the property is located in the aquifer district. Note: Hardwick reviewed maps and found that a portion of the property is located in the aquifer district.
3. Provide written draft to the board of intentions and scale of business, waste management and fire/safety issues.

Consultation on Monica Harrington

Harrington would like to have one finished room in the basement of her home where she can provide message therapy type services. Harrington will have a sign near the road, it will not be lit. Board advised her to review town sign ordinance to ensure compliance. Harrington states she is a stay at home mom and this will be a part time profession. Harrington will have only one client at a time and there is ample parking on her property. The board felt that this use was easily within the home business and she would not need to come before the board.

Review of final plat for Marshal Subdivision Case # 09-SD-1

Board reviews final plat for Marshal Subdivision and sends back comments.

ANNOUNCEMENTS AND COMMUNICATIONS:

Received application for consolidation from Sidney Anne Rainey, Map 3 - Lot 89 and 104 located on Dodge Hill Rd. Board schedules review on March 16, 2010 @ 7pm.

There will be no March 2, 2010 meeting as there is nothing scheduled. The March 16th meeting has been moved to March 23 per the request of New Cingular Wireless/AT&T.

REVIEW OF MINUTES

Review of minutes was continued to March 16, 2010.

Meeting was adjourned at 9:57pm

Respectfully Submitted,
Melissa J. Stewart
Minutes Clerk

mhlavender@yahoo.com - send her the minutes