

Approved 2/22/2017

FRANKLIN PLANNING BOARD
Minutes of the Public Meeting
January 25, 2017
7:00 p.m.

Call to Order:

Pledge of Allegiance.

Roll Call

Present: Mayor Merrifield, Jo Brown, Michael Freeman, Tim Stangroom, Tim Flaherty, Ted Starkweather, David Testerman, and Scott Clarenbach; Planning Director Dick Lewis.

Absent: Brian Colburn, Anthony Giunta, Brian Sullivan, and David Veysey.

Tim Flaherty is seated for Brian Colburn; Scott Clarenbach is seated in place of Tony Giunta

Motion [J. Brown & T. Starkweather] to Approve the Minutes from the November 9, 2016 meeting of the Planning Board. All in favor.

Old Business: None

New Business:

1. **Master Plan:** Director Lewis reminded the Board that the update to the Master Plan has been ongoing for almost 3 years. Two public hearings were held on the Vision and the Public Infrastructure sections and drafts for both had been distributed to the Board. In the intervening years, a considerable amount of outside activity has been taking place that has slowed down progress on the plan. The key issues were the "Franklin for a Lifetime" event in the spring of 2015, and the "One Year Later" program in June of 2016. Staff time has also been directed towards tasks such as the grant writing and reporting for the Rural Development Grant which resulted in the hiring of a Downtown Business Coordinator who has been successful in bringing in other grant and loan programs to facilitate downtown redevelopment work.

The Planner raised the idea of condensing the plan a bit to focus more on the Vision and Land Use Sections, which are the only sections required under the state statute. He indicated that this approach would produce a plan that was no less important or beneficial for the Board as they do their work. A draft of the Land Use section was distributed prior to the meeting for the Board's review and comment.

Member Freeman suggested that the issue of the Northern Pass be given more emphasis since it will be a significant game-changer for what the City can accomplish and how it might impact how the City grows. He asked the question of whether in the land use section we can look at zoning and how it might need to be changed to accommodate new growth. Member Flaherty echoed some of these comments relative to zoning and changes that need to be made. He also wondered if all of the accomplishments mentioned in the draft Introduction have in fact been completed. The Planner said that they have been completed or will be when a new grant is submitted.

The Planner indicated that he will take these comments and integrate them into the draft of the Land Use section. He also indicated that his game plan was to prepare a full and complete draft of the plan and distribute it to the Board for their review and comment. Once the Board was comfortable with a final draft, the draft could be put on the City website and a formal public hearing could be scheduled for public comment. The final action by the Board to adopt a plan would come after the hearing and any necessary revisions were made.

2. **Accessory Dwelling Unit [ADU] Zoning amendment:** The Planner had provided a package of material on this topic to the Board prior to this meeting. The ADU statute becomes effective 6/1/17. He indicated that while the City has a Family Apartment provision in the Zoning right now, adjustments are needed to make it comply with the standards of the new law. He said that this is a first draft and it will be modified as the Board wishes; the timeline is for the Board to hold a formal public hearing on the amendment in April so it can go to the City Council for formal approval in May. One issue that will need further investigation is the question of placing a limit on the number of persons per bedroom, since this plays into the parking questions for the creation of ADUs. Board comments included:
- Member Freeman asked whether more than 1 ADU could be allowed. He feels that the statute contains some loopholes that could cause concerns.
 - Member Flaherty indicated he feels the Board should stay close to the minimum requirements of the state statute so that we do not allow the creation of ADU with unintended consequences.
 - Member Clarenbach said that upon the sale of a house with an ADU that it would effectively become a duplex.
 - Member Testerman wondered about this conversion after a sale as he has seen so many houses being sold then converted to a more intensive residential use.
 - The general question raised was whether the amendment for the ADU will / might impact other sections of the zoning.

The Planner will look at all of these issues and work towards a second draft that takes these questions and concerns into consideration.

3. **White Water Park discussion:** Due to some scheduling confusion, Marty Parichand, who is taking the lead on the park, was not in attendance. The Planner gave a quick update about the progress that Marty has made in promoting the Park with the commissioner of DRED as well as the DRED staff and the staff at NHDES. The Economic Impact Report for this project, which was prepared with the assistance of DRED, indicates the new direct spending benefits from this proposal is approximately 6.8 million dollars. Since this is a new type of recreational venue, it is viewed by DRED as being very important for the region and the state. Two questions came up on the issue of how will the legal agreements for the use of City property be handled [lease? sale?] and what is the liability for the City for this land to be used in this fashion. The Mayor indicated that both will be looked at by the City Council, but that discussion is probably several months away.

Public Comment: Annette Andreozzi said she agreed with Board members who suggested being as strict as possible for the ways in which an ADU is created. There are so many small lots in the dense urbanized area of the City, and parking problems associated with small lots and snow management and storage are evident in many neighborhoods. She said that Franklin has more than its fair share of workforce housing, so being cautious with ADUs and sticking close to the minimum standards of the language of the statute is a good approach.

Other Business / Planner's Update: The Planner reminded the Board that he is working on a new Rural Development Grant for submission in mid February.

Adjournment

It was moved and seconded [Starkweather/Brown] to adjourn the meeting. All were in favor and the meeting closed at 7:50 p.m.

- The next Planning Board regular meeting is scheduled for February 22, 2017, and the application deadline is 2/1/17.