

Approved 3/22/2017

FRANKLIN PLANNING BOARD
Minutes of the Public Meeting
February 22, 2017
7:00 p.m.

Call to Order:

- ❑ Pledge of Allegiance.

- ❑ Roll Call
Present: Brian Colburn, Tim Stangroom, Ted Starkweather, Jo Brown, David Testerman and Scott Clarenbach.
Absent: Michael Freeman, Mayor Merrifield, Brian Sullivan, Anthony Giunta, David Veysey, & Tim Flaherty
Scott Clarenbach is seated in place of Anthony Giunta.

- ❑ Approval of Minutes: Motion [J. Brown & S. Clarenbach] to approve the Minutes from the January 25, 2017 meeting of the Planning Board. All in favor of amended minutes.

Old Business: None

New Business:

1. Presentation by, and discussion with, Marty Parichand regarding the proposed White Water Park on the Winnepesaukee River:

Marty Parichand passed out copies of a presentation given to the city council. He explained that a White Water Park gives Franklin a unique opportunity to impact change to every aspect of the city. By working with and improving upon those features the city already possesses, i.e. 134 miles of free mountain bike trails, the white water sections of the Winnepesaukee River, and the amenities of both the Pemigewasset River and Webster Lake, Franklin could reinvent itself in the same way as Nantucket, Bath and Burlington.

Mr. Parichand added that there are 300 white water parks in the United States, but none of these are in New England. Although there are over six proposed parks for the New England area, none have reached the construction stage. If Franklin pushes ahead with this project, there is the real potential of \$6.38 million in direct spending that will have a far-reaching impact on property values and the quality of life.

The goal is to have a convergence of white water river and trails into downtown, to have the largest and only white water park in New England, and to have the largest interconnected trail system in New England.

Member Testerman questioned the debris in the river. Mr. Parichand answered that they were working with environmental engineers to get the river and surrounding area cleaned up, adding that there is a real impetus to clean up the river since it ultimately flows into the Merrimack, which is the largest drinking water supply in the state. Chairman Colburn asked if there are barriers or changes

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necessary with site plan review and zoning restrictions in the city. Mr. Parichand said that it is a bit early to discuss this until they are at the point of submitting site plans.

The Board thanks Mr. Parichand for this presentation.

2. Discussion on the required zoning amendment regarding Accessory Dwelling Units; setting of a public hearing:

Mr. Lewis recapped the discussion from last month and presented a revised draft for the board's consideration. Councilor Clarenbach encouraged the board to keep the ADU language as restrictive as possible. Member Testerman brought up the possibility of having a clause in the deed or a covenant that requires any new owner to reside on the property so the house wouldn't turn into a duplex. Mr. Lewis answered that he'd discussed that possibility with the City Attorney and the attorney felt that it would be difficult to uphold. Chair Colburn asked in which zones the ADUs could be established and Mr. Lewis answered that they could exist in any zone where single family homes are permitted, which exists in most of the zoning areas.

Councilor Clarenbach suggested tracking the ADUs so if ownership changed and the new owner wasn't in residence the city could take action. Mr. Lewis responded that if that could be proven then the owner would be in violation of the law and it might be possible to force the new owner to convert the home back into a single family residence.

The discussion went on to consider the parking issues involved with ADUs. Mr. Lewis stated that he tried to put some language in the Proposed Amendment that will add some restrictions such as curb cuts and stacking. It was the consensus that the maximum size of the ADU not be greater than 750 square feet and that there be no minimum limit. The board reviewed the changes proposed in the Definitions and was in agreement with those changes. Chair Colburn asked for a motion to schedule a public hearing for March 22, 2017 at 7:05 p.m. T. Starkweather/J. Brown motioned that "the Franklin Planning Board conduct a public hearing on Wednesday, March 22, 2017 at 7:05 p.m. on the proposed zoning amendments related to revisions to the parking and definition sections, and to allow the establishment of Accessory Dwelling Units." The motion passed unanimously.

Public Comment: None

Other Business: None

Planner's Update: None

Adjournment

- The next Planning Board regular meeting is scheduled for March 22, 2017 at 7:00 p.m. and the application deadline date is 3/1/17.