

MINUTES

Sanbornton Planning Board Meeting

Meeting Date and Time: Thursday, March 7, 2024 at 7:00 PM

Meeting Place: Old Town Hall, 19 Meeting House Hill Road

The meeting was called to order by Andy Sanborn at 7:00 PM

1. Roll Call

Regular Members present: Chair Andy Sanborn, Selectman Brandon Deacon, Will Ellis, Jody Slack

Alternate Members present: Thomas Lynch

Planning Board Assistant, Stephen Laurin

2. Seating of Alternates for Absent Members

Andy Sanborn designated Tom Lynch and as a voting member.

3. Approval of draft Planning Board minutes from the February 15, 2024 meeting – Brandon Deacon made a motion to accept the draft minutes of February 15 meeting as submitted. Tom Lynch seconded the motion and the motion passed 3-0-2. Will Ellis and Jody Slack abstained.

4. New Business

Chairman Sanborn listed some of the issues with the Wetlands Conservation District ordinance that Kevin Leonard presented at the February 15 meeting. He highlighted the following items: no definition of buffer; no distinction of the difference between ‘setback’ and ‘buffer’; separation between bottom of excavation site and average seasonal high-water table; distance of buffer for isolated wetland vs. prime wetland; clarify the boundaries of the Watershed Protection Area; provision for adding Special Exception (or Conditional Use Permit) to allow for work in a wetlands buffer.

The Planning Board discussed the option of creating wetland categories similar to Meredith, and ultimately decided that the Towns existing categories in the Buffer Zone chart is sufficient.

The Board resumed discussion of the boundaries of the Watershed Protection Area. Board members noted that there are Mylars and paper plans showing water resources, streams, and wetlands. They would like to know if Kevin Leonard can scan and overlay the multiple layers to better show the boundaries of the Watershed Protection Area. Alternatively, the boundaries could be described textually in the ordinance.

The Planning Board agreed by consensus that Sanbornton’s zoning setbacks for septic systems should be amended to correspond with the NHDES septic setback requirements. Chairman Sanborn said the Board still needs to agree whether to keep or change setbacks and/or buffers for buildings and impervious areas. Stephen Laurin said that Randy Shuey suggested that the Board refer to the Buffers for Wetland and Surface Waters document published by UNH.

The Board discussed the implications of a 75’ no-disturb buffer and how it might restrict use of a property, specifically with regard to a pond on someone’s property. They said there should be a

provision in the ordinance for Special Exception or Conditional Use Permit for work in a wetland buffer.

Chairman Sanborn noted that Kevin Leonard made reference to soils-based lot sizing, which Sanbornton does not utilize.

5. Old Business

None

6. Other Business

Andy Sanborn said that the Planning Board needs to address Special Exceptions in the ordinance which have no listed requirements. He said that Level I and Level II Home Occupations can be removed from the list of Future Agenda Items.

Will Ellis said he would like to have more discussion about Lot Line Adjustments to include language in the regulations regarding the extent of upgrades from Class VI to Class V road standards. He would also like to revisit the Land Conservation Area Standards to consider whether they are serving the purpose of the set-aside requirements, e.g. going from 10 acres to 40 acres.

In response to an announcement by Chairman Sanborn, Tom Lynch said he would volunteer to attend the Historic District Commission meetings as a Planning Board representative.

7. Planners Update

None

Meeting adjourned at 8:46 pm. The next Planning Board meeting is scheduled for Thursday, February 15.

Respectfully Submitted,

Stephen Laurin