

DRAFT

MINUTES

Master Plan Committee Meeting

Meeting Date and Time: Wednesday, November 1st, 2023 6:30pm

Meeting Place: Old Town Hall, 19 Meeting House Hill Rd, Sanbornton NH

Present: Selectman Brandon Deacon, Co-Chair Nina Gardner, Co-Chair Andy Sanborn, Sam Swartz, Patty Kasparian, Barbara Whetstone

Nina Gardner made a motion to approve the minutes of 5/17/23. Sam Swartz seconded the motion and the motion passed unanimously.

Nina stated that Selectman Bob Lambert, representative to LRPC, reported that LRPC is not going to use some of the statistical analysis in their report regarding housing unit targets for communities; it was made clear by some towns that it's not feasible to meet those targets, especially without town sewer or water. Nina stated that given this information she will tie the Housing section to the survey results and it will be more narrative. Andy asked if she will have the information she needs to complete a draft of the Housing section and she stated that she should, but she may need more time to compile.

Andy noted that Section III, Land Use, has several tables that should be updated. These are related to acreage certain types of land and building taking place. Nina stated that LRPC may already have this data or Steve Laurin may have it; Andy stated that Steve is already stretched thin with his different roles and it has been difficult to get data from LRPC. Nina stated that she can look in the Town Reports for number of building permits each year but she only wants permits for new homes or additions with bedrooms, not for garages or decks.

Selectman Deacon stated that he isn't sure if the acreage numbers of certain types of land are as important as the measures that should be taken to preserve them. Nina stated that she thinks it's important to educate people, especially new residents, on the limitations to developing in Sanbornton, especially due to type of land and absence of utilities. Andy stated that the restriction on multi-family housing in Sanbornton is a barrier though it's his understanding that it needs to be allowed in some way in every district. Selectman Deacon stated that it will be important to reference where the data came from when updating the Master Plan so that future groups can also update.

Barbara asked what the Planning Board is going to do about barriers to building affordable housing. Nina responded that the Sanbornton Connects group plans to bring up these issues with the Planning Board. Andy stated that the Recommendations section of the Master Plan should be updated. Barbara asked if boards can provide responses about what they've done in regards to the recommendations. Selectman Deacon stated that boards could be checked in with every so often to see if they have addressed the recommendations and this seems reasonable.

Andy will look into references for professionals that may be able to assist with helping with updated data and what the cost would be. All members should work on updates to the Recommendations section.

b. Upcoming meeting dates – TBD

Meeting adjourned at 7:39pm.

Respectfully submitted,
Audry Barriault