

MINUTES

Master Plan Committee Meeting

Meeting Date and Time: Wednesday, November 16th 2022 6:30pm

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

Present: Chair Kate Osgood, Selectman Brandon Deacon, Gail Morrison, Andy Sanborn, Barbara Whetstone, Sam Swartz

Andy Sanborn made a motion to approve the minutes of 11/2. Selectman Brandon Deacon seconded the motion and the motion passed unanimously.

Chair Osgood announced that she will be stepping down as Chair but will remain a committee member; Andy and Nina will become co-Chairs.

a. Discussion of Land Use section – Andy explained that the existing Land Use sections are well-written and thorough but acreage numbers need to be updated. Nina stated that it should be mentioned that many small seasonal homes on the lake have been converted to year-round homes since the last Master Plan update. She added that the section states that Rt 3/11 has industrial and commercial activities but it does not. Barbara asked how many homes have been built in the last decade and Nina responded that building permits can be tallied to get this figure. Andy stated that the amount of institutional acreage should be updated and should list institutions like the Dulac Land Trust and Sant Bani School.

Barbara asked how broad the recreational acreage should be and if it should include areas where recreation takes place such as the library. Nina stated that she thinks it should include beaches and recreational trails since this is the Land Use section; the library offers programming but not necessarily recreation. Barbara asked if she should find out the different classifications of conservation easements and what can be used for recreation; it was recommended she reach out to Conservation Commission Chair Brad Crosby about this.

Nina explained that the data should be updated to reflect 2020 numbers to show how many acres have changed from residential to other uses, how much farmland there is, etc. Selectman Deacon asked if there is a goal in mind when providing these figures, i.e. there are 4,000 acres of farmland now but there is a goal of 5,000 acres. Andy stated that the RSA requires a Master Plan to give existing conditions of the town.

Andy stated that population projections should be updated in the Demographics section, but historical information prior to 2010 can remain the same. He stated that people relocating to the area due to climate migration was probably not factored into the population growth projections provided by LRPC. Selectman Deacon suggested showing the actual population growth versus projected, and providing other projection graphs from other sources if there is differing information.

Andy stated that constraints to growth including steep slopes and wetlands can remain in Section C. Nina asked if Section C.5 should include information about silt runoff issues and lakefront development that has changed the nature of water bodies. Selectman Deacon questioned if there is in fact a Shorefront Overlay District as described in the section that needs to be protected. Gail suggested looking at Supreme Court case law regarding how much regulation and enforcement a town can have over shorefront areas.

Nina stated that it should be explained in the Master Plan that the 2022 Master Plan survey was made available in many ways to residents, both online and in paper format at the transfer station, library, Old Home Day, elections, etc. Andy stated that in Non-Residential Development section, the following sentence can be removed: “The only industrial use favored in the master plan survey was wind turbine farms for electrical generation.” Selectman Deacon added that in the Residential Development section it’s important to keep the

following: "...Single family residential development does not pay its own way and over time tends to drive up real estate taxes for all property owners, both existing residents and new."

Selectman Deacon stated that the Future Land Use Map only looks slightly different than the actual zoning map and the proposed changes from the 2012 Master Plan did not happen. Nina noted that a village center in the Historic District was a suggestion in the 2008 update due to the proximity of the library, post office, town office, etc. Andy suggested removing Neighborhood Commercial as a proposed zone; Selectman Deacon noted that it probably isn't feasible for a commercial developer to build in the Historic District as described. Andy stated that it is premature to work on the Recommended Actions section of Land Use until further information is gathered.

b. Other Business – Barbara asked how broad the Recreation section should be; she and Patty are working on this. Selectman Deacon stated that there are different levels of recreation that should be included, including town-funded recreation put on by the Recreation Department, those supported by the Town but not funded such as the local snowmobile club, and those that are private like Den Brae golf course.

c. Upcoming meetings:

November 30th - Housing – Nina, Recreation – Patty and Barbara

December 14th - Historic District – Sam, Public Safety – Paul

Meeting adjourned at 7:58pm. The next meeting is scheduled for Wednesday, November 30th at 6:30pm.

Respectfully submitted,
Audry Barriault