**Annual Joint Land Use Boards Meeting**

**Meeting Date and Time:** Thursday, August 2nd, 2018, Sanbornton Old Town Hall

The meeting was called to order at 7:00pm by Planning Board Vice Chair Don Bormes.

**Roll Call**

**Planning Board:** Don Bormes, Dick Gardner, Justin Barriault, Alternate Jody Slack, Selectman John Olmstead

**ZBA:** Paul Dexter, Alternate Steve Cobb

**Conservation Commission:** Karen Bordeau, Chair Brad Crosby

**Historic District Commission:** Franz Vail

**Others:** Planning Assistant Steven Laurin

**Review of annual plan of work for Planning Board**

**a. Solar Ordinance/Site Plan Review Regulations -** Steven Laurin explained that this year, the Planning Board added a Solar Energy Ordinance to the Town’s Zoning Ordinance. Don Bormes stated that he would like all boards to be aware of the changes that the PB plans on making to this ordinance. Brad Crosby stated that he will be reviewing this ordinance at the next Conservation Commission meeting. Paul Dexter asked what the changes the PB plan on making, and Dick Gardner responded that the PB would like to define the separation of residential and commercial solar arrays. He noted that the application procedures should also be looked at and that the PB has been discussing using CUPs, Conditional Use Permits, rather than Site Plan Review. The CUP offers some more flexibility and is closer to the way that the NHSEA model ordinance is structured. Paul Dexter stated that he doesn’t see too many changes that need to be made to the current ordinance as its written. Dick Gardner stated that this is the first priority for the PB to work on this year and that changes need to be finalized by January. Steven Laurin noted that this current ordinance the doesn’t make any distinction between homeowner/personal use solar and a commercial operation. The PB felt the current ordinance requirements are too difficult for residential owners to adhere to.

**b. Detached Accessory Dwelling Units (ADUs) –** Don Bormes stated that the Town doesn’t allow detached ADUs, only attached ADUs, and they must be attached to the primary dwelling, but some PB members feel that this should be changed. Paul Dexter stated that there are 911 safety concerns regarding multiple dwellings at one address, such as cottages around the lake. Jody Slack stated that the Town already has many detached apartments that are not being taxed, so allowing detached ADUs would be a way of generating revenue. Dick Gardner stated that there is support for detached ADUs on the PB but it is not unanimous. Karen Bordeau asked if there is a penalty for the homeowners who built a non-permitted accessory apartment and then it’s discovered later. Don Bores responded that it would be the Selectmen’s and the Zoning Enforcement Officer’s responsibility to handle.

**c. Proposed driveway ordinance –** Steve Laurin stated that this and the nuisance ordinance are on the PB’s list to review, but have not been discussed much yet. Don Bormes stated that he does prefer using more shared driveways in Town so that there are not so many driveway cuts on every road. Paul Dexter stated that from the Fire Dept/911 standpoint, is not to necessary to eliminate shared driveways but to rather issue road names for those shared driveways and numbers every 50 feet for Life Safety to be able to find the homes. For the homeowners that have been issued road names and new numbers, the Fire Department has received good feedback He noted that the Fire Chief is not against shared driveways but there needs to be a better address description for each home. Andy Sanborn noted that he has lived in a home that used a shared driveway and that shared address numbers can cause issues with insurance companies if something happens to another home with the same address.

**d. Nuisance ordinance –** Steve Cobb asked why a nuisance ordinance has been discussed in the past but voted down, and Paul Dexter responded that it’s usually too broad and encompasses not just noise from loud parties late at night, but also logging operations and farming that starts early in the morning. Justin Barriault stated that it is the last priority on the list and the PB may not get to it this year.

**e. Other amendments –** Paul Dexter stated that he would like the PB to consider using a building code in Sanbornton, and that currently there is a State code that builders need to adhere to but no building inspection in Sanbornton other than by the Fire Chief for an occupancy permit. This only includes checking for egress windows, smoke detectors, etc., and a building code could help residents from being taken advantage of by contractors as well as being able to inspect for things like accessory apartments. Don Bormes stated that he doesn’t think the PB would be responsible for establishing a building code and that this may need to be a warrant article at

**Updates from other Land Use Boards**

Franz Vail stated that the historic district commission has had low membership and not many meetings in the past few years but they are getting more organized now. He noted that the Historic District Commission is under State statute and is a certified local government board.

Chair Brad Crosby stated that the Conservation Commission now receives 100% of the Current Use penalty, which used to be only 50%. He stated that they could use more money in the Land Acquisitions Fund. Karen Bordeau stated that they want to work with landowners that want to do conservation easements, and even if the Conservation Commission doesn’t have enough money, there are many grants available so let a member know if there is an interested landowner. Dick Gardner asked how the Conservation Commission feels about the 5% required setaside for large subdivision, and Karen responded that she thinks the setaside is almost always on a spot that can’t be built on anyway, like wetlands, so there isn’t much “conserving” of land. Karen stated that wildlife corridors are important, though, and Brad stated that the Conservation Commission would possibly be okay with setasides of less than 5% if it was in a more usable portion of land or important for wildlife.

Andy Sanborn stated that he would like to PB to look at discontinuing the 220-foot road frontage requirement for driveways which will encourage cluster developments; these tax the Town less and discourage building of new roads.

Meeting adjourned at 9:00 pm.