

MINUTES
Joint Land Use Boards Meeting

Meeting Date and Time: Thursday, August 5th, 2021 at 7:00 PM

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

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

Roll Call

Planning Board: Chair Andy Sanborn, Will Ellis, Don Bormes, Jamie Holland, Tom Lynch, Kalena Graham

ZBA: Doug Rasp, George Murray, Steve Cobb, Paul Dexter

Conservation Commission: Karen Borgeau, Dave Perry, Dick Ayers

Historic District Commission: Nina Gardner, Sam Schwartz

Others Present: Town Planning Assistant, Stephen Laurin, Town Administrator, Trish Stafford

Planning Board Chair Andy Sanborn opened the meeting at 7:00pm. Steve Laurin explained the 2021 zoning ordinance amendments related to ADUs proposed by the Planning Board that passed. He also noted that there is a new housing appeals court for NH which applicants can appeal their case to if denied by the Planning Board or ZBA rather than going to superior court.

Nina Gardner explained that she has read the recent Planning Board minutes regarding an approved residential solar energy system that was larger than 10 kW; she stated that she feels the language regarding solar energy systems could be clearer as systems larger than 10kW are considered “commercial”, but these are on homes in residential zones. Chair Sanborn noted that the PB knows that this section needs to be worked on.

Discussion of existing Zoning Ordinance deficiencies

a. Article 4.U, Recreational Campgrounds – Chair Andy Sanborn stated that the existing ordinance charges the ZBA with providing special exceptions for campgrounds but does not give them a checklist. He asked ZBA members if they feel these should go to Planning Board for site plan review, but if some of the checklist items in the ordinance cannot be adhered to it would go to ZBA. ZBA members Steve Cobb and Paul Dexter agreed. Kalena noted that there is conflicting language in the ordinance about where campgrounds are allowed. Nina stated that she would like these to be prohibited in the Historic District.

Karen Borgeau stated that she has sent guidelines about food and waste storage related to campgrounds to the Planning Board and ZBA before, and feels this and any of the other checklist items need to be enforced. Chair Sanborn stated that he agrees more enforcement is needed and currently Steve only has 4 hours each week dedicated to zoning compliance and enforcement. Paul noted that the State building codes are not enforced in Sanbornton and some homeowners are taken advantage of by contractors; Steve stated he does remind CZC applicants that they need to adhere to State building codes but there is no building inspector. Don Bormes stated that having a building inspector has been on the warrant before but has not passed, and this would need to be proposed by the Selectmen.

b. Article 3.21, Definition of Farm, Agriculture, and Farming – Steve noted that the PB may want to add information about agritourism to this section. Paul suggested that this section refer to State statute so that the PB doesn’t have to re-write so often.

c. Article 12, Aquifer Conservation District – Chair Sanborn explained there is a 2014 aquifer overlay map available digitally; he is hoping the PB will update the ordinance with this map as well as update it in the master plan.

d. Article 18.B(3), Excavations – Steve noted that RSA 155-E allows for towns to designate a regulator of its choice for excavation applications if not the PB; in Sanbornton the regulator is ZBA. Some change is needed to the language in the ordinance to be clearer on process.

e. Historical Preservation District – Nina explained that a study of the historic district is on the town website; the Historic District Commission is not ready to change any boundaries of the district currently. Sam Schwartz stated that other communities have very specific guidelines they enforce but there is a mix of older and contemporary houses in Sanbornton's historic district which would make it hard to do that. The Commission works to educate homebuyers and real estate agents in the district.

f. Sexually Oriented Businesses in Commercial District – Chair Sanborn stated that the PB is working on regulations for these businesses; currently there are no regulations which leaves the town open to having these go in without any oversight at all.

Discussion of Section 8.H, Land Conservation Area Standards

Will Ellis stated that the existing setback requirement for a subdivision larger than 10 acres is 5% which is on .5 acres. Karen Bordeau stated that she has been creating a wildlife corridor map by researching common wildlife crossings in Sanbornton; once this is presented to the Conservation Commission it could be used by the Planning Board during subdivision application reviews. Steve noted that he does send these applications out to department heads and other board chairs; he also stated that the State does allow towns to require more than a 5% setback.

Review of Planning Board's Annual Plan of Work

Steve provided attendees with the below list. Chair Sanborn stated that driveway regulations should be moved up on the priority list; Nina stated that she thought there was already a nuisance/noise ordinance for the Bay Rd area that should be researched.

- **Discussion of Level One and Level Two Home Occupations**
- **Revise reference to the Town Aquifer District Map in the Zoning Ordinance**
- **Discussion of Regulation of short-term rentals (tourist homes)**
- **Discussion of proposed Driveway Regulations (236:13)**
- **Discussion of Nuisance Ordinance**

Open Forum: Discussion of updates to 2012 Sanbornton Master Plan.

Chair Sanborn stated that the PB is aware that the master plan needs to be updated; a committee will eventually be formed to take on this task.

Other Business

Nina explained that she is part of a group called Sanbornton Connects; they are looking for ways to allow Sanbornton's seniors to age in place. She suggested that the PB make sure the ordinance is clear and makes sense for developers who may wish to build senior housing or cluster housing.

Chair Sanborn urged all committees to send suggestions and ideas for any ordinance changes to Steve.

Meeting adjourned at 9:00pm.

Respectfully submitted,
Audry Barriault