

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, March 21st 2019 at 7:00 PM

Meeting Place: Old Town Hall

The meeting was called to order by Don Bormes at 7:00 PM

Roll Call

Regular Members present: Don Bormes, Selectman John Olmstead, Debra Schneckloth, Will Ellis

Alternate Members present: Andy Sanborn

Absent: Justin Barriault, Jody Slack

Others Present: Town Planning Assistant, Stephen Laurin

Approval of draft Planning Board minutes from 3/21 – Andy Sanborn made a motion to approve the draft minutes 3/21 with corrections. Debra Schneckloth seconded the motion and the motion passed, with Will Ellis abstaining.

New Business

a. Discussion of request for reconsideration of PB vote on agritourism venue from 2/21 – (Andy Sanborn was seated in place of Jody Slack). Attorney Brian Bouchard explained that he feels the Planning Board erred in their decision to deny his clients' application for an events venue at the February 21st meeting (as discussed at the previous Workshop Meeting on 3/7). He stated that the Planning Board does not have the authority to say if the use in this case is a permissible use, as the NH legislature has already said it is a permissible use, and requests that they reconsider the application based only on the merits of the site plan. He noted that members said the income from events would exceed income from farming and this is speculation as the clients did not provide any specifics on income. He explained that his clients would like to allow the Board to reconsider before they move on to the ZBA and Superior Court. Don Bormes noted that there is a House Bill pending regarding agritourism right now. He stated that he would like the Board to reconsider the application but it would be a Board decision.

Selectman John Olmstead made a motion to enter non-public session at 7:30pm under RSA 91A:3 II(1).

Andy Sanborn seconded the motion and the motion passed unanimously. Roll Call vote:

Ellis/Bormes/Schneckloth/Olmstead/Sanborn – Yes. During the non-public session, the Planning Board discussed the possibility of reconsideration of this application as well as a legal memo from Attorney Christine Fillmore. Debra Schneckloth made a motion to leave non-public session at 8:00pm and to seal the minutes indefinitely. Andy Sanborn seconded the motion and the motion passed unanimously. Roll Call vote: Ellis/Bormes/Schneckloth/Olmstead/Sanborn – Yes.

Andy Sanborn made a motion for the Planning Board to reconsider the Planning Board's February 21st decision regarding the agritourism application. Debra Schneckloth seconded the motion and the motion passed unanimously. Attorney Bouchard stated that the original application can be reconsidered again without having to be accepted again; Steve Laurin noted that abutters will need to be notified.

b. Conceptual Consultation – Modification to Level 1 Home Occupation, 258 Upper Bay Rd – George and Christine Boyer explained that they currently have a Level 1 permit for their store which features NH-made products but would like to add ice cream as well. They are currently open Wednesday through Sunday and do not have any employees other than family; there will not be any indoor or outdoor seating. Don stated that adding ice cream will mean that the store is approaching a Level 2 status, and the Boyers responded that they will not be hiring any employees and want to keep the operation small. Debra stated that the intent of adding another product is to generate more business and believes the Boyers should apply for Level 2. George Boyer stated that many days there is only one customer in the store and asked that the

Board allow the store to remain a Level 1 business, and that if he notices any uptick in business that he will then apply for Level 2. He stated that applying for Level 2 and notifying abutters will make it appear that the store is going to get bigger and it is not.

Selectman Olmstead stated that he does not see any issues with this. Andy asked if providing a site plan for Level 2 is a hardship and the Boyers responded that it would require a lot of time and money. Andy asked if the Board would consider a hand-drawn plan instead of a surveyed site plan, and members agreed that that would be acceptable. Steve read the checklist items required in the site plan review process and noted that many can be waived, and he can work with the Boyers on their application.

Old Business

a. Request for continuance of solar farm site plan application from February 21st meeting – (Debra Schneckloth recused herself from this discussion). Selectman Olmstead made a motion to continue this application to April 18th. Andy Sanborn seconded the motion and the motion passed unanimously. Will stated that he would like to walk this property if possible. Don noted that if a quorum is present to walk the property that it will need to be noticed as a public meeting.

b. Election of PB officials – Don Bormes made a motion to elect Debra Schneckloth as Planning Board Chair. Will Ellis seconded the motion and the motion passed, with Andy Sanborn abstaining. Selectman Olmstead made a motion to elect Don Bormes as Planning Board Vice Chair. Andy Sanborn seconded the motion and the motion passed, with Don Bormes abstaining. Selectman Olmstead noted that he will once again be the BOS liaison for the Planning Board.

Other Business

a. Correspondence – Steve explained that there will be a Planning Board/Land Use luncheon at LRPC with no specific agenda, just to discuss issues in neighboring communities, which he will attend. There will also be a Strong Towns talk on urban development in early April that anyone can attend. He noted that LRPC is looking for nominations for various awards.

Meeting adjourned at 9:25 pm.

The next meeting is scheduled for Thursday, April 4th at 7:00.

**Respectfully Submitted,
Audry Barriault**