

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, August 1st, 2019 at 7:00 PM

Meeting Place: Town Offices, 573 Sanborn Rd

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

Roll Call

Regular Members present: Will Ellis, Selectman John Olmstead, Don Bormes, Jody Slack

Alternate Members present: Andy Sanborn (seated as member)

Absent: Justin Barriault, Chair Deb Schneckloth, Kalena Graham

Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 7/18 – Selectman Olmstead made a motion to approve the draft minutes of 7/18. Jody Slack seconded the motion and the motion passed unanimously.

Old Business

a. Planning Board discussion of amendments to Site Plan Review regulations – Steve Laurin provided draft revisions of the site plan application checklist provided by Chair Schneckloth. Don Bormes suggested that members review this at home and discuss at the next meeting.

b. Discussion of draft Conservation Plan proposed by Conservation Commisison – Don Bormes stated that he has reviewed this and doesn't see any issues with including this in the Master Plan. Andy Sanborn noted that the rest of the Master Plan may need changes to be made and perhaps a committee could be formed to look at this. He stated that some of the language in the Conservation Plan should be amended to fit in with the rest of the Master Plan. The Board will discuss this at a later meeting.

Other Business

a. Discussion regarding ZBA action on Tara Stewart application for Appeal – Steve Laurin explained that the ZBA determined that hosting events as part of agritourism is a permitted use of the land in this case, overturning the Planning Board's denial of the application. The Applicant asked if the previously accepted site plan could be used again at the next public hearing without needing to be accepted again by the Planning Board, even though some changes will be made to appease abutters such as limiting number of events, excluding weddings, etc. The Board agreed that a new application would not need to be submitted and that these changes would not constitute a new application.

Andy Sanborn suggested that members review the previous memos received from Attorney Fillmore regarding this case before the public hearing, and other members agreed. He also asked what the procedure would be if the Planning Board disagrees with the ZBA's decision. Steve will look into this. Will Ellis noted that the ZBA overturned the PB's decision because the Applicant meets the definition of a "farm" according to RSA, and he feels that this would mean that agritourism would need to be approved in every case, as growing one piece of produce constitutes a farm according to the RSA. Andy Sanborn made a motion to invite State Representative Tim Lang to come to a PB meeting and discuss the Agritourism RSA in general, not related to a specific case. Jody Slack seconded the motion and the motion passed unanimously. Steve noted that this may prompt the PB to look at amending the Zoning Ordinance as it relates to agritourism.

b. Buildings Committee – Andy Sanborn explained that he is joining the newly-formed Buildings Committee at the direction of the BOS. He will keep the Planning Board informed of the committee's activities and welcomes their feedback about building needs.

Planner's Update

a. Belmont Development of Regional Impact – Steve explained that the Belmont Planning Board has deemed a proposed project from Mountain Made Materials LLC as a Development of Regional Impact, therefore the Town of Sanbornton was notified as an abutter. The proposed project would involve an aquifer district on Hurricane Rd in Belmont.

Meeting adjourned at 8:35pm. The next meeting is scheduled for Thursday, August 15th at 7:00pm.

Respectfully Submitted,

Audry Barriault