

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday December 21st at 7:00 PM

Meeting Place: Meeting Room, Sanbornton Town Offices

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

Roll Call

Regular Members present: Don Bormes, Dick Gardner, Selectman Karen Ober, Will Ellis, Justin Barriault

Alternate Members present: Jody Slack

Others present at the meeting: Town Planner Greg Jones, Contract Town Planner David Jeffers

Approval of draft Planning Board minutes from 12/7 – Selectman Karen Ober made a motion to approve the draft minutes of 12/7 with corrections. Dick Gardner seconded the motion and the motion passed, with Justin Barriault abstaining.

Old Business

a. Boundary line adjustment revocation of Morrison/Millis property (Lots 16-59/59-1) -

Surveyor Ron Johnson explained that a boundary line adjustment affecting these parcels was submitted and approved in 1992 but the change was never made. The owners are requesting a revocation of this boundary line adjustment. Dick Gardner made a motion to accept the revocation request. Selectman Ober seconded the motion and the motion passed unanimously.

b. Boundary line adjustment application of Morrison/Millis property (Lots 16-59/59-3/59-4) –

Surveyor Ron Johnson explained that Mr. Millis would like a boundary line adjustment that will accomplish removing the current boundary line out of his front yard (he also owns the neighboring lot). Because of an existing septic system, Mr. Mills explained that the new line needs to curve around this and then continue. He also stated that this will allow him to preserve as much of his existing hay field as possible. All frontages will meet zoning requirements of the Town. Town Planner Greg Jones explained the waivers that are being requested in this application, many of which only apply to subdivisions. Selectman Ober made a motion to accept waivers 5, 9, 15-19, and 25. Dick Gardner seconded the motion and the motion passed unanimously. Dick Gardner made a motion to accept the application as complete. Justin Barriault seconded the motion and the motion passed unanimously. Justin Barriault made a motion to approve the boundary line adjustment. Selectman Ober seconded the motion and the motion passed unanimously.

c. Request for CZC code compliance, Mr. Paul Sheatler (17 Bay Rd, Lot 24-33) –

Planner Jones explained that Mr. Sheatler was granted a variance by the ZBA last month for a new garage; this parcel has frontage on Lake Winnisquam and Mr. Sheatler asked what is needed for an erosion control plan as part of his CZC application (building permit). Planner Jones stated that the definition of an erosion control plan in the Sanbornton Ordinance is vague and that he can work on creating a more detailed description if the Board would like. All members were in agreement. He will receive the application from Mr. Sheatler and proceed.

New Business

a. Conservation easement set aside for Smith Subdivision (177 Woodman Road, Lot 10- 28) –

Planner Jones explained that the Planning Board approved this subdivision last month and that a 10% conservation easement was required of the applicant because of the subdivision size. Surveyor Steve Smith has notified the Planner that this should only be 5% and the applicant has chosen to designate a wetlands area of the property to be set-aside. Because wetlands are already protected, Planner Jones suggested adding language to the Sanbornton regulations that require the set-aside on

buildable land only. He also noted that it could be advantageous to put the set-aside on wetlands so that a developer could not obtain a Wetlands permit from the State and fill that area and build on. Dick Gardner stated that he would need to know what purpose the set-aside serves. He also asked if this is a standard in other towns, and Contract Planner Dave Jeffers responded that he has seen this more in cluster development areas, with set-aside requirements of 50% of the total land. Planner Jones will look at other municipalities' regulations and report back.

b. Development of new solar energy ordinance – Planner Jones explained that he has received an opinion from the Town's legal counsel on the first draft of the solar energy ordinance. The attorney's advice is to add more detail to the ordinance so that it resembles the ordinance of Hollis, which much of this draft was taken from. The attorney also noted that other towns allow solar energy systems via a conditional use permit, not site plan review. In Sanbornton, only communications towers require a conditional use permit. Planner Jones also noted that zones were not discussed in the draft ordinance. Dick Gardner stated that the Board discussed leaving this open and handling on a case by case basis but that it may be worth restricting in the Historical District only. Planner Jones stated that large agricultural zones would not be able to use farmland if there is a large solar array on that land. Justin Barriault stated that that is often where solar arrays would go. Will Ellis stated that the recreation zone (around lakes) could be prohibited as well. Dick Gardner made a motion to restrict non-rooftop solar energy systems in the Historic District only. Justin Barriault seconded the motion and the motion passed, with Will Ellis abstaining. Selectman Ober suggested that Planner Jones edits the existing draft and then sends to the attorney after the public hearing on January 4th in case major changes are needed, and all were in agreement.

Other Business

a. LRPC – The Board thanked Contract Planner Dave Jeffers for his time serving as the Planner this year. Dick Gardner asked what benefits the Planning Board can take advantage of from LRPC. Dave Jeffers responded that the Town takes advantage of the energy aggregate contract to get a lower rate on electricity for town buildings. LRPC also offers solid waste operator workshops, organizes Household Hazardous Waste days which Sanbornton takes part in, and has a Transportation Advisory Committee to address road issues in the Lakes Region. Selectman Ober stated that she has been the liaison for that committee but new Highway Department Director Johnny Van Tassel will be taking over that position.

Meeting adjourned at 8:30pm. The next meeting is scheduled for Thursday, January 4th at 7:00, a public hearing for the proposed solar energy ordinance.

Respectfully submitted,

Audry Barriault