

MINUTES
Workshop Meeting
Sanbornton Planning Board

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

Meeting Place: By Teleconference only

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

Roll Call

Regular Members present: Will Ellis (in late, could not get into Zoom due to waiting room feature), Don Bormes, Selectman John Olmstead, Andy Sanborn, Jody Slack

Alternate Members present: Tom Lynch (seated as member) and Kalena Graham

Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 12/12 and 12/17– Selectman Olmstead made a motion to approve the draft minutes of 12/12 and 12/17 with corrections. Jody Slack seconded the motion and the motion passed unanimously with votes as follows: Sanborn/Yes; Lynch/Yes; Olmstead/Yes; Bormes/Yes; Slack/Yes

Election of Officers – Don Bormes made a motion to nominate Andy Sanborn as Planning Board Chair. Selectman Olmstead seconded the motion and the motion passed with votes as follows: Sanborn/Abstain; Lynch/Yes; Olmstead/Yes; Bormes/Yes; Slack/Yes.

Andy Sanborn made a motion to nominate Don Bormes as Vice Chair. Selectman Olmstead seconded the motion and the motion passed with votes as follows: Sanborn/Yes; Lynch/Yes; Olmstead/Yes; Bormes/Yes; Slack/Yes.

New Business

a. Voluntary Lot Merger - Property Owner Mahesh Patel of Sanbornton Market, LLC, 666 New Hampton Road, Tax Map 20, Lots 075 and 076 – Mahesh Patel explained that a previous owner had used an easement on an attached property in order to get enough land to have certain septic work approved. That property has now been sold and so he does not have enough land for the septic work to be up to code; because of this the State has pulled the store’s food service permit. He would like to merge lots 75 and 76 to gain enough land again. Steve stated that the bank has submitted a letter stating that they have no issues with this proposal and no zoning issues would be created by allowing the merger.

Don Bormes made a motion to approve the lot merger of Tax Map 20, Lots 75 and 76. Jody Slack seconded the motion and the motion passed unanimously with votes as follows: Sanborn/Yes; Lynch/Yes; Olmstead/Yes; Bormes/Yes; Slack/Yes.

b. Public Hearing – Amendment #2 to Article 4.X – Renaming the article to “Accessory Dwelling Units (ADU)” and to revise the language to expand opportunities for the construction of accessory dwellings throughout all Zoning Districts – Andy asked if members of the public had input on this or would like to speak to correspondence that they have already submitted. Ray Masse explained that he had submitted a letter containing three housekeeping issues with the proposed changes, including removing the term “in-law apartments” as there is no familial relationship required to have an accessory apartment by State statute. He also proposed removing “mobile homes” and using “manufactured housing” instead so that it coincides with current terminology in the rest of Sanbornton’s ordinance, and proposed clarifying language in paragraph 3.e (remove “and”, insert “except”). Will stated he would like to see “in-law apartment” still referred to in the ordinance. Jody stated he would just like to see it removed completely. Andy agreed.

Jody Slack made a motion to accept the changes proposed by Ray Masse. Andy Sanborn seconded the motion and the motion passed unanimously with votes as follows:

Sanborn/Yes; Lynch/Yes; Olmstead/Yes; Bormes/Yes; Slack/Yes

Joe Plonski and Lori Roland-Plonski submitted correspondence requesting that the Board allow for standalone ADU's in the Commercial Zone; as long as an owner has two acres they feel the zoning district shouldn't matter. Kalena Graham explained that Sanbornton's ordinance states that anything permitted in the Agricultural Zone is permitted in the Commercial Zone so this is a moot point; standalones would be permitted in that zone as long as there is adequate acreage and as long as the lot is otherwise conforming.

Don Bormes made a motion to amend Article 4X with the changes discussed tonight and to include on the ballot for voting in March 2021. Jody Slack seconded the motion and the motion passed unanimously with votes as follows:

Sanborn/Yes; Lynch/Yes; Olmstead/Yes; Bormes/Yes; Slack/Yes

Other Business

a. ZBA – Andy Sanborn asked Steve if a deeded right of way counts as frontage. Steve responded that the ZBA recently granted a variance for an applicant to build a home on a lot without frontage; their access to the lot would be through easements. Will stated that he didn't think they could do this and also thought that the ZBA had to make approvals that went with the land and not the applicant which they didn't do. Andy asked if anyone wants to pursue this with the ZBA, no members wanted to.

b. Future agenda items – Andy suggested amending the approved uses in the Commercial Zone has discussed in the past. He stated that he is in favor of expanding business opportunities for the very limited commercial areas Sanbornton has. Tom Lynch stated he would like to see auto repair businesses being an acceptable use; he doesn't see much sense in allowing gas stations for cars but not allowing car repair. Andy stated transportation and warehousing could be other approved uses. Paul Dexter stated that this same commercial area by the lake goes up both sides of Philbrook Rd. Don stated that he thinks allowing for "personal services" could open up the possibility for sexually-oriented business so the Board would need to be careful in how it defines these. Kalena stated that Laconia has extensive ordinance language regarding these.

Andy stated that the Economic Development Committee may have some charts and other notes for the Board to consider when making these changes.

Meeting adjourned at 8:45. The next meeting is scheduled for Thursday, January 21st 2021 at 7:00pm.

Respectfully submitted,
Audry Barriault