

**MINUTES**  
**Workshop Meeting**  
**Sanbornton Planning Board**

**Meeting Date and Time:** Thursday, February 4<sup>th</sup>, 2021 at 7:00 PM

**Meeting Place:** By Teleconference only

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

**Roll Call**

Regular Members present: Will Ellis, Don Bormes, Selectman John Olmstead, Andy Sanborn, Jody Slack (in late)

Alternate Members present: Tom Lynch (seated as voting member)

Others Present: Town Planning Assistant, Stephen Laurin

**Minutes of 1/21**– Tom Lynch made a motion to approve the draft minutes of 1/21. Will Ellis seconded the motion and the motion passed unanimously with votes as follows: Sanborn/Yes; Lynch/Yes; Olmstead/Yes; Bormes/Yes; Ellis/Yes

**New Business**

**a. Presentation from Attorney Greg Michael of NH Housing Appeal Board** – Attorney Michael explained that this board was established by legislature last year. Applicants can choose to now appeal to this board versus going to Superior Court. There are three members appointed to the Housing Appeal Board; one is an attorney, one is a land surveyor/engineer (soon to be appointed), and one has experience with housing issues. Others are qualified to fill in if sitting members need to recuse themselves due to conflict. They are nominated and vetted by the State Supreme Court.

Attorney Michael stated that this board was founded in order to expedite land use cases which are sometimes not a priority for Superior Court, to lessen the financial burden for applicants as the fee is only \$250, and to provide expertise on land use issues which the Superior Court doesn't always have. The Housing Appeal Board allows engineers, architects and other experts to appear as petitioners on behalf of the applicant, though an applicant can still have a lawyer.

The process for appealing a ZBA/PB decision to this board would still follow RSA 674; an applicant would first need to ask for a re-hearing from ZBA/PB. If the re-hearing is denied or if the outcome is unfavorable then the applicant can choose to appeal to the Housing Board or the Superior Court. If the applicant chooses the Housing Board and the outcome is unfavorable they must ask for a re-hearing from the Housing Board; if the re-hearing is again unfavorable they can then go to the Supreme Court.

**Old Business**

**a. Discussion of Commercial District Uses** – Steve Laurin displayed a chart of Tilton's commercial zones and the permitted types of businesses in each. Chair Sanborn stated that there are many zones that wouldn't apply to Sanbornton such as the Downtown Commercial Zone. Will noted that the Master Plan shows a Light Industrial zone as well as Neighborhood Commercial. Chair Sanborn suggested having three different zones; Resort Commercial for the Steele Hill area, Highway Commercial for the area around Rt 3/Mosquito Bridge, and General Commercial.

Resident Steve Cobb noted that this is a more complex process in many towns and Highway Commercial generally would face a main thoroughfare while a different type of commercial district is behind that. He also noted that the current zone around Mosquito Bridge actually goes up Philbrook Rd so it's not confined to the area just around the bridge. Chair Sanborn stated that

a good start would be deciding what category the commercially-zoned areas in Sanbornton would fit in and then decided on what type of businesses are appropriate for each. There was discussion on some conflicting information from past Town Meeting minutes about what zones are commercial or not; ultimately members agreed to use the 2015 zoning map as this is what has been enforced. Chair Sanborn stated that the discussion about possibly making Exit 22 is a moot point because he does not think voters would be in favor of that at this time.

Chair Sanborn asked if the current allowed uses in Article 10, Section A 1 and 2 would be allowed for the small commercially-zoned area across from Hermit Lake and members agreed Yes. Regarding the area by General Store, Tom Lynch asked if hotels should be permitted as he could see a hotel chain thinking that's a good area as it is close to I-93. Chair Sanborn stated that he doesn't think this would be feasible because there is no town sewer or water, but Will explained that Franklin's water and sewer isn't too far down Rt 127 and there is also three-phase power.

Chair Sanborn will work with Steve Laurin on putting together a chart with this information so the Board can easily work through each use and zone at a future workshop meeting.

### **Other Business**

**a. NH Solar Garden Update** – Steve Laurin explained that the escrow account needs to be replenished before the PB's engineer Kevin Leonard can continue with his technical review of the project. He did authorize Kevin to have a phone call with Clay Mitchel of NE Solar Garden; the escrow currently has \$1400 in it. The new plans have been submitted and any member can pick these up at the town offices. Michael Redding of NE Solar Garden says the check should be sent shortly.

**b. ZBA Gravel Pit site plan** – Chair Sanborn asked if PB members want to ask ZBA to make approval of the Johnson Rd gravel pit application conditional upon additional PB site plan review, which is not required in the ordinance. Steve stated that the ZBA will be following RSA 155E in their review which is very extensive. No members felt that having the PB review the same site plan using the same criteria would be beneficial.

**c. Winnisquam Watershed Network** – Steve explained that this group received an \$80,000 grant that will be used for DES to do a study of the Winnisquam watershed to identify sources of contaminants; members can reach out to Steve for more information.

**Meeting adjourned at 9:10pm. The next meeting is scheduled for Thursday, February 18<sup>th</sup> 2021 at 7:00pm.**

Respectfully submitted,  
Audry Barriault