

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, March 4th, 2021 at 7:00 PM

Meeting Place: By Teleconference only

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

Roll Call

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

Alternate Members present: Tom Lynch, Kalena Graham (both seated as voting members)

Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 2/18 – Selectman John Olmstead made a motion to approve the draft minutes of 2/4. Tom Lynch seconded the motion and the motion passed unanimously with votes as follows: Lynch/Yes; Graham/Yes; Olmstead/Yes; Bormes/Yes; Ellis/Yes

Old Business

a. Continued discussion of commercial zone uses – Steve Laurin provided members with a list of proposed uses and the three commercial districts previously discussed; Highway Commercial, General Commercial and Resort Commercial. Don stated that the Board will need to know where the districts are exactly before deciding what can go in those zones, and Will agreed. Previously the Board discussed any businesses located directly on Route 3, Bay Rd or Route 127 as being Highway Commercial while those located behind these roads as General Commercial. Steve reminded members to not be concerned about existing businesses because those would be grandfathered even if the zones themselves were to change, and instead think about what businesses would be acceptable in these zones in the future.

Kalena asked if the Board would want to consider eliminating the commercial zone across from Hermit Lake since there has not been a store here for many years. Will added that it may be a good idea to leave it as commercial in case someone wants to operate a store again or another type of business in the future.

Kalena stated that she had filled out the chart on her own and had some other uses to add, including short-term storage containers/trailers, conference centers, and watercraft storage/sales. She noted that permanent storage/containers is already on the list provided by Steve, but the Board should be more specific about uses or else people will take advantage. She suggested that members all fill out the chart on their own and send to Steve so that he can see where there is disagreement in the uses and then go from there. Members agreed. Some uses will be permitted outright, some with a conditional use permit, and some by special exception.

Other Business

a. LRPC Rep – The Planning Board is still looking for a Sanbornton resident to serve as Lakes Region Planning Commission rep.

Meeting adjourned at 8:35. The next meeting is scheduled for Thursday, March 18th, 2021 at 7:00pm.

Respectfully submitted,
Audry Barriault