

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, March 18th, 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: Chair Andy Sanborn, Jody Slack, Will Ellis, Don Bormes, Selectman John Olmstead

Alternate Members present: Tom Lynch, Kalena Graham

Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 3/4 – Selectman John Olmstead made a motion to approve the draft minutes of 3/4. Will Ellis seconded the motion and the motion passed unanimously with votes as follows: Slack/Yes; Sanborn/Yes; Olmstead/Yes; Bormes/Yes; Ellis/Yes

New Business

a. Minor Subdivision Application

Property Owners/Applicants: Priscilla Bodwell and M. Elaine Mitchell

Agent: Joseph Bodwell

Subject Address/Tax Map & Lot: 42 Meeting House Hill Road; Tax Map 22, Lot 38.

Description: Proposed subdivision to create a 5.195 acre parcel from the existing 127+/-acre property. The area of the proposed 5.195 acre parcel is located primarily in the General Agricultural Zoning District. (PB2021-01)

Steve Laurin explained that the applicant is requesting a waiver of land conservation area and full perimeter survey. Surveyor David Krause explained that only a small portion of the Bodwell property is being surveyed and affected by the subdivision and any future subdivision of the remaining land will adhere to the 5% setback rule; this is noted on the subdivision plan. He stated that only one building lot is being created and the remaining land can easily meet existing frontage and land area requirements.

Joseph Bodwell explained that this subdivision is to allow him and his wife to build a house on the property. Don Bormes asked if this has been surveyed and Joseph responded Yes. He asked if the boundaries have been pinned with granite; David responded that a portion of a stone wall would need to be removed to get a granite marker in so he would prefer rebar. He would like to drill a hole in the stone if he cannot get rebar in if the Board is amenable to this. Will responded that this has always been an accepted practice so as not to disturb stone walls whenever possible.

Will Ellis made a motion to accept the waivers of 8.B., 8.A-2, and 8.H.2. Jody Slack seconded the motion and the motion passed unanimously with votes as follows:

Slack/Yes; Sanborn/Yes; Olmstead/Yes; Bormes/Yes; Ellis/Yes

Jody Slack made a motion to accept the application as complete. Will Ellis seconded the motion and the motion passed unanimously with votes as follows:

Slack/Yes; Sanborn/Yes; Olmstead/Yes; Bormes/Yes; Ellis/Yes

Chair Sanborn opened the meeting up to public comment. Michelle Jackson asked where the driveway will be located. Kalena Graham responded that this is just a subdivision application

and the Board does not need to look at building plans. Joseph Bodwell showed where the property is located in relation to Michelle's property to answer her question.

Jody Slack made a motion to approve the site plan application. Will Ellis seconded the motion and the motion passed unanimously with votes as follows:

Slack/Yes; Sanborn/Yes; Olmstead/Yes; Bormes/Yes; Ellis/Yes

b. Lot Line Adjustment Application

Property Owners/Applicants: Karen A. & Brian M. Bordeau and Charles W. Henry, Et al.

Agent: Brian Bordeau

Subject Address/Tax Map & Lot: Knox Mountain Road; Tax Map 14, Lot 21, and Tax Map 20, Lot 001.

Description: Proposed Lot Line Adjustment of the common boundary between the lots noted above, transferring 5.4+/-acres of land from Map 20, Lot 001, to Map 14, Lot 021. Portions of the two parcels lie within the Forest Conservation and General Agricultural Zoning Districts. (PB2021-02).

Steve Laurin explained that there are two waiver requests for this application; 6.B.6 for full boundary survey and 6.B.15 for showing contour lines on the plan. Will Ellis made a motion to accept the proposed waivers. Jody Slack seconded the motion and the motion passed unanimously with votes as follows:

Slack/Yes; Sanborn/Yes; Olmstead/Yes; Bormes/Yes; Ellis/Yes

Steve explained that this lot line adjustment will remove frontage from the Henry lot and add frontage to the Bordeau lot. Chair Sanborn stated that there are stone walls showed on this plan and asked if boundary markers will be an issue in this case. Don stated that he thinks granite markers should be required for the corners of the property so that it can't be removed like rebar; Will responded that at least rebar can be found with a metal detector unlike a broken granite post. Surveyor Dennis McKenney explained that he set a rebar marker on this property 17 years ago and it is his practice to mark nearby trees as well; the rebar in place exceeds the Town's requirements. He noted that the regulations say that only the roadside markers must be granite however there is no way to recover granite bounds if they have been broken off.

Jody Slack made a motion to accept the application as complete. Selectman John Olmstead seconded the motion and the motion passed unanimously with votes as follows:

Slack/Yes; Sanborn/Yes; Olmstead/Yes; Bormes/Yes; Ellis/Yes

Chair Sanborn asked for the applicants to confirm that there are no buildings in this area; there are not. No members of the public commented on the application. Will Ellis made a motion to approve the site plan application. Jody Slack seconded the motion and the motion passed unanimously with votes as follows:

Slack/Yes; Sanborn/Yes; Olmstead/Yes; Bormes/Yes; Ellis/Yes

Other Business

a. Aquifer map – Chair Sanborn explained that the ZBA recently approved the gravel pit on Johnson Rd. He believes that the applicant should need to furnish the Town with a map showing the boundaries of the existing aquifer at this property as described in Article 12.B of the zoning ordinance. He asked for consensus of the Board to request this from the ZBA. Jody stated that he

thinks it should be up to each applicant to provide data related to their own project and doesn't think a map should be requested. Will agreed and stated that the watershed map is just a guideline and an applicant shouldn't have to put in test wells of other people's property to create a new map. No Planning Board members wanted to move forward with requesting a map. Chair Andy Sanborn stated that he will just let this lie then; Selectman Olmstead stated that he thinks that would be a good idea.

b. Future in-person meetings - Selectman Olmstead explained that the BOS will being meeting in-person while following CDC guidelines for social distancing, the Planning Board can do this as well. All members were fine with meeting in-person at the Old Town Hall moving forward.

Meeting adjourned at 8:25. The next meeting is scheduled for Thursday, April 1st, 2021 at 7:00pm.

Respectfully submitted,
Audry Barriault