

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, April 15th, 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, Will Ellis, Selectman John Olmstead

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

Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 4/1 – Chair Andy Sanborn made a motion to approve the draft minutes of 4/1 with corrections. Selectman John Olmstead seconded the motion and the motion passed unanimously with votes as follows: Sanborn/Yes; Olmstead/Yes; Lynch/Yes; Ellis/Yes

New Business

a. Conceptual Consultation

Property Owners/Applicants: Ulrike J Bauer

Subject Address/Tax Map & Lot: 35 Parker Hill Road; Tax Map 16, Lot 54-1.

Description: Use of property for guests to stay and participate in farm activities.

Ulrike Bauer explained that she has owned this property since 2009; wetlands are on one side and farmland on the other. Visitors come to visit and have a farm experience by shearing alpacas or collecting eggs and then have overnight stays. There are sixteen campsites and though a teardrop trailers will fit in spots most people just have tents. Two portable toilets are on the property but there are no shower facilities; there is a small permitted fire pit at each campsite. There are hoses for water. Campers cook a communal breakfast together on outdoor grills, there is no indoor kitchen facility for the campground. Any outdoor activity is shut down by 9:00 and loud noise is not allowed. Campers must carry in and carry out trash but a dumpster is on site as well.

Will Ellis asked how long this has been in operation; Ulrike responded since 2017. Chair Sanborn asked if there is a fee for campers; Ulrike stated that she does charge a fee which includes a farm experience and breakfast. She noted that this is not a campground, this a farm with overnight stays and falls under agritourism; she pays taxes as a farm. Chair Sanborn stated that the Planning Board will need to decide if it will create a separate ordinance for campgrounds at farms. He does believe this is agritourism and not a typical campground, but it is still a campground and members agreed that it should adhere to the campground ordinance under Article 4 Section U. Chair Sanborn suggested that the application go to the ZBA for a special exception and then come to the PB for site plan review which is required under the current ordinance.

b. Subdivision Application

Property Owners/Applicants: S & B Properties, LLC

Agent: Timothy Bernier, LLS, CWS, T.F. Bernier, Inc.

Subject Address/Tax Map & Lot: Poplar Road; Tax Map 16, Lot 71.

Description: Proposed 4-lot residential subdivision of a 29.45 acre parcel of land. The parcel is located in the General Agricultural Zoning District.

The applicant waived his right to continue the hearing when there is a full five-member board and proceeded with a four-member board.

Tim Bernier explained that all lots in this subdivision application adhere to the subdivision regulations; all lots are double than the minimum requirement of 3 acres for building and have frontage ranging from 220 to 260 feet of frontage. A conservation setback as required by the regulations will be double than the 5% minimum requirement at more than 3 acres. The land is rolling and will be able to be developed with no impact to wetlands. One common driveway will service two lots so as not to impede on wetlands. There are no waivers requested but he will be adding benchmarks to the plan. The easement for the common driveway is noted on the plan and due to State statute does not to be described in detail.

Tom Lynch made a motion to accept the plan as complete. Selectman Olmstead seconded the motion and the motion passed unanimously with votes as follows: Sanborn/Yes; Olmstead/Yes; Lynch/Yes; Ellis/Yes

Karen Bordeaux asked how the conservation setback location was determined; Tim responded that it was the largest piece of contiguous area that is least likely to be built on, as the closest home to the setback will not actually be the same owner as the setback. Carl Roenke of 33 Poplar Drive stated that there is a problem culvert on the road that should be addressed as it is causing wetlands issues; Steve Laurin stated that if a development is going to impact public facilities an applicant can be required to make upgrades as a condition of approval by the PB. He noted that Highway Department Director Johnny Van Tassel stated that he is aware of the culvert issue but this requires maintenance already regardless of any type of development on Poplar Rd. Tim stated that he understands the issues with the wetlands and agreed to discuss this with the developer and come up with a plan to address the issue; he doesn't think it would be difficult to fix.

Steve stated that the Fire Chief stated that driveway easement of 50 feet does not meet the Town's requirement of 60 feet and would also require a cul de sac for emergency vehicles. He would also like to see the developer put in a fire pond. Tim responded that the ordinance the Fire Chief is referring to is for Town roads and not a private driveway so it does not need to be widened, but he can put in a turnaround large enough for emergency vehicles where the driveways split off. He has discussed the option of a fire pond with the developer and it is not feasible unless the neighborhood wanted to share the cost equally.

Chair Andy Sanborn made a motion to approve the subdivision application with the addition of the turnaround as discussed. Will Ellis seconded the motion and the motion passed unanimously with votes as follows: Sanborn/Yes; Olmstead/Yes; Lynch/Yes; Ellis/Yes

c. Site Plan Application

Property Owners/Applicants: Colm Brophy

Subject Address/Tax Map & Lot: 195 Knox Mountain Road; Tax Map 14, Lot 24.

Description: Proposed modification of an approved site plan to add ten tent sites and a bath house to the existing wedding venue operation. The property lies within the Forest Conservation and General Agricultural Zoning Districts.

Attorney for the applicant Ethan Wood requested that the Board votes on the application as complete and then continues the meeting to a future meeting date so as to hopefully have a five-member board. Steve stated that there are waiver requests for the application related to surveying the property – Section III.A.2 (a), (b), and (m) of the site plan regulations. Tom Lynch made a motion to accept the waivers as requested. Will Ellis seconded the motion and the motion passed unanimously with votes as follows: Sanborn/Yes; Olmstead/Yes; Lynch/Yes; Ellis/Yes

Tom Lynch made a motion to accept the application as complete. Will Ellis seconded the motion and the motion passed unanimously with votes as follows: Sanborn/Yes; Olmstead/Yes; Lynch/Yes; Ellis/Yes

Selectman Olmstead made a motion to continue the meeting to Thursday, May 6th at 7:00pm (as the agenda for the normal business meeting date is already full). Tom Lynch seconded the motion and the motion passed unanimously with votes as follows: Sanborn/Yes; Olmstead/Yes; Lynch/Yes; Ellis/Yes

Attorney Wood asked if the meeting will be held at Old Town Hall again; Chair Sanborn stated that it should be unless there is a spike in COVID cases again and then would be Zoom-only. Steve noted that the Board can change meeting location/agenda 24 hours in advance.

Meeting adjourned at 8:55. The next meeting is scheduled for Thursday, May 6th at 7:00pm.

Respectfully submitted,
Audry Barriault