

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, May 6th, 2021 at 7:00 PM

Meeting Place: Old Town Hall, 19 Meeting House Hill Rd, Sanbornton

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, Selectman John Olmstead, Don Bormes

Alternate Members present: Tom Lynch, Kalena Graham, Jamie Holland

Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 5/6 – Selectman John Olmstead made a motion to approve the draft minutes of 5/6 with corrections. Will Ellis seconded the motion and the motion passed unanimously.

New Business

a. Discussion of shared driveway/roads – Fire Chief Paul Dexter stated that the Planning Board recently approved a 4-lot subdivision and allowed for a 50' wide access road to be built that is not up to the Town's subdivision standards of 60'. He explained that the engineer for the project had stated that this would be a shared driveway and not a road and therefore didn't need to meet the Town road standard, but this is a subdivision road standard and not a Town road standard. Chair Andy Sanborn stated that there is an error in the subdivision regulations; a diagram shows 50' as being the minimum though the language itself says 60'. Will Ellis stated that this is a shared driveway and should not need to be even 50' wide. Chief Dexter explained that fire trucks are 11' wide and there needs to be adequate room for emergency vehicles to pass one another.

Highway Department Director Johnny Val Tassel stated that he reviews proposed driveways to make sure that they meet MUTCD guidelines, but the State does not provide regulations that he needs to follow. He is usually checking the area where the driveway meets the road and makes sure there is enough line of sight for traffic in both directions. Kalena asked who reviews applications once they are submitted but before a PB meeting; Steve responded that he sends to all departments for comments and the Fire Chief did provide comments prior to the meeting. Steve stated that he disagrees with the Fire Chief and sees this as a shared driveway servicing two lots and not a road, and members echoed this at the meeting when it was approved as well. The PB decided to not change its stance on the application.

Old Business

a. Continued discussion on approved Commercial Zone uses – The Board continued to work on the approved uses chart. Selectman Olmstead stated that B&B's should be added to the chart in the same spot as hotels/motels/inns as they are classified differently than those. Members agreed. Chair Sanborn stated that he would like to remove the entire category of General Commercial on Rt 127 and keep Highway Commercial only; members agreed.

Kalena stated that she would like a conditional use permit required for any type of vehicle repair business because of potential water quality issues. Will stated that he would like to see these permitted outright because they will need to have a site plan review anyway. Chair Sanborn stated explained that showing owners they will need to meet certain conditions will alert them up front about what is needed to get an approval. Steve noted that NH DES will also be involved with any type of vehicle repair business, but Kalena stated that the Board should not be relying on a State agency to make sure an owner is complying.

The Board decided that the businesses that include motor vehicles should require CUPs for Highway Commercial Rt 3/Bay Rd, General Commercial Rt 3/Bay Rd, and Highway Commercial Rt 127. Don stated that storage of chemicals and flammable materials should not be permitted in any zones, since the taxpayers would need to fund special equipment for the fire department to handle emergencies at these businesses. Contractor's yards should not be permitted in the Resort Commercial/Golf Course areas but permitted in all other zones.

Kalena proposed adding daycares as a use; the Board agreed to permit these in all zones. She also explained that mixed use needs to be added which would allow for residential/business on one property; members agreed. The Board agreed that any permitted use in the chart would also be allowed for mixed use.

Meeting adjourned at 9:00pm. The next meeting is scheduled for Thursday, June 3rd 2021 at 7:00pm.

Respectfully submitted,
Audry Barriault