

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, June 17th, 2021 at 7:00 PM

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

Roll Call

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

Alternate Members present: Tom Lynch, Kalena Graham, Jamie Holland (seated in place of Jody Slack)

Others present: Planning Board Assistant Stephen Laurin

Minutes of 6/3 – Selectman John Olmstead made a motion to approve the draft minutes of 6/3 with corrections. Will Ellis seconded the motion and the motion passed unanimously.

New Business

a. Site Plan Application - Property Owner/Applicants: Ulrike J. Bauer

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

Description: Proposed site plan application to add eight campsites to the existing on-site farming activities. The property lies in the General Agricultural zoning district.

The Planning Board reviewed the minutes of the previous conceptual consultation with the applicant as well as the minutes of the ZBA special exception hearing prior to this meeting.

Steve Laurin explained that Rickie has submitted a waiver request to Section III.A.2(d), (k), and (m) regarding three paper prints, location key sketch, and topography. Chair Sanborn asked if members are okay with the wetlands being shown on the submitted maps as is and members were satisfied. Don Bormes made a motion to grant the requested waivers. Selectman Olmstead seconded the motion and the motion passed unanimously. Don Bormes made a motion to accept the application as complete. Will Ellis seconded the motion and the motion passed unanimously.

Chair Sanborn asked if there are any drainage issues on the property; Rickie explained that NRCS assisted with building swales and an access road in 2013 which fixed runoff issues. She will provide a copy of the report for the file. Regarding water supply; Rickie stated that she has two wells, one artesian and one dug, which have both been tested and are safe for drinking. This water also serves for campers rinsing off; there is a barrel shower that collects rainwater that can be used for rinsing as well. There are two portable toilets serviced once a week and there have never been incidents with those. One will be located on the lower property and one on the upper property. Both are located on the upper property right now because of ticks on the lower property.

Chair Sanborn asked if the public ever has to use the bathroom facilities in Rickie's home; she responded that she allowed two handicapped persons use the bathroom last year but that's it. A 15-yard dumpster on the property is emptied twice a month by Casella and has never been filled to the top by neither she nor campers. It is covered and there have been no issues with wildlife foraging for food in it.

Steve Laurin noted that the Fire Chief has stated he is satisfied with access to the sites; Chair Sanborn asked for a signed statement from him which Steve will ask for. Steve will also ask for written comments from the Health Officer though he has not received any in response to this application. He did receive a statement from the Police Chief; he had no issues with the application.

Will Ellis asked if the property is in current use; Rickie responded that 10 of the 13 acres are. He asked if the property can stay in current use if the campground will operate commercially; Rickie stated that she falls under agritourism. Steve noted that the Assessing Assistant who would handle current use matters is aware of this application. Rickie noted that the Planning Board had previously stated that the ordinance regarding campgrounds needs to be amended anyway, and Chair Sanborn stated that Rickie can submit some language that she feels should be included regarding agritourism campgrounds and the Board can consider it.

Kalena Graham mentioned that the ZBA minutes stated that no abutters complained about the operation of the campground when it operated last year; Rickie added that some neighbors didn't even know that there was camping going on at all. Steve asked the Board if they feel an access road in a campground needs to be brought up to the specs as described in the subdivision ordinance; Chair Sanborn stated that if a campground allowed RVs he would agree with that but this application is not for RVs.

Steve read correspondence from the public and abutters. Karen Bordeau advised on ways to minimize conflict with wildlife. Abutter Fava stated he is worried about campers staying in wetlands and being able to kayak or swim on his property and wants this to be restricted as part of the Planning Board's approval. He stated that Rickie should need to get an insurance liability policy for campers injuring themselves on his property. Rickie stated that the map provided by NRCS shows that none of the campsites are located on wetlands and believes that the stream that this abutter is referring to is a public body of water and she cannot restrict the public or guests from using it; her land is also in current use so can be used recreationally by the public. She noted that a couple people put kayaks in last year but there has not been extensive use of that brook by guests. Chair Sanborn stated that this will be an issue for NH Fish & Game if there are concerns. Kalena noted that this is also a civil issue between landowners and not in the Board's purview.

Jamie Holland made a motion to approve the application conditional to receiving signed statements of approval from the Fire Chief and Health Officer. Don Bormes seconded the motion and the motion passed unanimously.

Kalena noted she would like to see the written comments from any departments regarding an application before a hearing. Steve noted he gives departments a deadline for receiving comments but often does not receive any.

Other Business

a. Recreation Dept subcommittee – Selectman Olmstead explained that the Rec Dept is forming a subcommittee to look at making improvements to the Town Park and is looking for a Planning Board member to serve. No members were interested.

b. Continued discussion of permitted uses in Commercial districts – Chair Sanborn suggested a blanket conditional use requiring engineered plans for any businesses that fall in the Water Conservation Zone, which much of the Commercial District does. Will Ellis suggested requiring this only in the instance that an applicant is building on more than 10% of the lot; they should be able to build on up to 60% of the lot if a stormwater management plan is provided.

Kalena suggested having the same conditional use requirements for all zones where the Board has decided a CUP is needed, but then several more requirements if the area is in the Water Conservation District. She will draft something to present to the Board.

c. Upcoming Joint Land Use Boards meeting – Steve stated that this is scheduled tentatively for Thursday August 5th and he is waiting to hear back from the other boards.

There is no meeting the first week of July.

Meeting adjourned at 8:45pm. The next meeting is scheduled for Thursday, July 15th at 7:00.

Respectfully submitted,
Audry Barriault