

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, August 19th, 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, Jody Slack

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

Others present: Planning Board Assistant Stephen Laurin

Minutes of 7/15 and 8/5 – Jody Slack made a motion to approve the draft minutes of 7/15. Selectman John Olmstead seconded the motion and the motion passed unanimously. Don Bormes made a motion to approve the Joint Land Use Boards Meeting draft minutes of 8/5. Will Ellis seconded the motion and the motion passed, with Jody and Selectman Olmstead abstaining.

New Business

a. Site Plan Compliance Hearing

Property Owner/Applicant: Ulrike J. Bauer

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

Description: Compliance hearing regarding conditional approval granted on June 17, 2021. (PB2021-05).

This application was approved by the Planning Board on June 17th, conditional to the Health Officer's approval. Steve Laurin explained that the town's Health Officer does not feel there are adequate provisions for waste (portable toilets) and water supply (running hot and cold water) for the campground and he would like an engineered plan to ensure that the campground meets DES requirements.

Applicant Ricki Bauer explained that there is generally a 50-person maximum for a portable toilet; she has two and does not have overflow issues and they are emptied and cleaned once a week. She stated that the RSA does not require a campground to have a bath house or hot and cold running water, it only states that it must have potable water from a reliable water source or have regularly serviced portable toilets which she does.

Chair Sanborn stated that the RSA states that an approved septic system is required; Kalena stated that this would mean an engineer would be signing off on a portable toilet. Fire Chief Paul Dexter stated that there are some campgrounds that do not have septic systems and just have an outhouse and some are operated by the State. Don stated that he feels Ricki has met or exceeded all the requirements of the ordinance and the RSA and the Planning Board may consider amending its ordinance for the future but this application should be approved.

Chair Sanborn asked if the Planning Board wants to apply the same Open Air permit requirements to campgrounds. Chief Dexter noted that if the scope is too narrow for campgrounds then it may prohibit larger campgrounds from being able to comply.

Will asked what happens to graywater from the campground; Ricki responded that there is essentially no graywater because there are no shower facilities and no dishwashing; guests only use disposable cooking supplies.

Don Bormes stated that there should be no changes required to the previously approved site plan application as Ricki meets all standards and made a motion to approve the application as originally submitted. Jody Slack seconded the motion and the motion passed 4-1 with votes as follows: Bormes/Slack/Ellis/Olmstead - Yes
Sanborn - No

Kalena noted that it would have been helpful for the Health Officer to be in attendance to explain his concerns; Tom agreed and added that many of the Health Officer's comments were his own opinions and did not specify the exact ordinance/RSA criteria that the application did not meet.

Old Business

a. Discussion of proposed Driveway Regulations - Highway Department Director Johnny Van Tassel explained that there need to be a driveway ordinance in place; currently he can explain to a builder where the driveway needs to go but it is not inspected once in place. He has used the town of Hancock's driveway ordinance as a model that he would like to replicate for Sanbornton; he would like to implement a \$1000 bond for an asphalt road or \$500 bond for a gravel road. Chair Sanborn asked if there are driveways in town that regularly create hazards on the roads and Johnny responded that there have been in the past. Chief Dexter stated that the driveway ordinance would give contractors a standard to go by and help protect property owners; this will be for new driveways only and not changing any existing driveways.

Chief Dexter stated that a passing area should be required on a driveway longer than 1,000 feet, and a hammerhead turnaround area for emergency vehicles for a driveway longer than 300 feet. Don stated that there should be a separate in the ordinance for commercial/subdivision driveways and those serving only a single home. He also asked who will enforce the ordinance; Chief Dexter responded that he and Johnny can report issues to the Zoning Enforcement Officer as they are on the roads daily.

Steve Laurin stated that the regulation lacks designation from the Planning Board to the Highway Department Director. Will would like to see final changes made by the Chief and Johnny before the Planning Board. The Chief will work with Steve to make sure PB members have the correct draft.

b. Permitted Uses in the Commercial Zone – Chair Sanborn stated that PB members had previously discussed adding language to this ordinance so that businesses with a visual impact could be reviewed by the Board; Steve said he could add this language. Steve noted that the Board still needs to work on the section related to sexually-oriented businesses.

c. Solar Energy System ordinance revision – Chair Sanborn noted that Nina Gardner brought this up at the Joint Land Use meeting and it should be discussed; Kalena stated that requiring site plan review for systems larger than 10kW could be confusing as site plan review is often reserved for commercial uses. Will stated that he explained this part of the ordinance to Nina in greater detail after the meeting and she understands it now. Don stated that the Board wrote the ordinance knowing that the figure would most likely have to change in the future.

Other Business

a. Winnisquam Watershed Network – Kalena stated that this group needs a representative from Sanbornton; she will make sure members get the information.

Meeting adjourned at 8:50pm. The next meeting is scheduled for Thursday, September 2nd at 7:00pm.

Respectfully submitted,
Audry Barriault