

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, September 16, 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

Alternate Members present: Tom Lynch and Kalena Graham, seated as members

Others present: Planning Board Assistant Stephen Laurin

Minutes of 8-19 – Selectman Olmstead made a motion to approve the draft minutes of 9/2 with corrections. Will Ellis seconded the motion and the motion passed unanimously.

Old Business

a. Continued discussion of proposed Driveway Regulations – Will stated that the language regarding required turnarounds/turnouts for varying lengths of driveways is confusing; Kalena suggested removing all the language in this section and just saying that turnouts/passing lanes have to be approved by the Fire Chief. Chair Sanborn stated that he wants it to be explained so that homeowners can see what is required of them before starting. Tom stated that he doesn't think these requirements are asking too much of a homeowner. Chair Sanborn stated that he would like to get the Fire Chief's input on this section before amending at all.

Will noted that there is no width requirement listed in the Bridges section. Regarding the naming of roads and driveways, Kalena suggested that "roads" should be taken out as these regulations are only for driveways. Steve stated that roads would be addressed in the Subdivision Regulations; Chair Sanborn would like confirmation that this section is already addressed by E-911 standards that the Town has already adopted before amending or removing this section. Drainage and Erosion Control (section N) needs to be renumbered and #6 also needs clarification from the Fire Chief/Highway Director as it currently states:

For driveways one thousand (1000) feet or more in length or containing slopes of twelve (12) percent or more, the issuance of a driveway permit will require a drainage plan by a New Hampshire licensed engineer, or cause siltation of drainage systems or surface waters.

Will asked why a licensed engineer is required instead of just a surveyor; Chair Sanborn responded that he would like to know the person doing this work is qualified. Will noted that the requirements of these regulations are expensive for a homeowner and overcomplicated.

The draft regulations state that driveways have to be at least fifty feet apart; Will wants this removed. Chair Sanborn suggested getting clarity on this section before making changes. Tom stated that twenty feet could be conceivable but isn't sure why fifty is the minimum requirement. Steve stated that he would like clarity on the ten-foot setback requirement for driveways from side and back property lines as well. Will noted that this could be required due to snow removal and eliminating the snow getting thrown on someone else's property.

Will stated that he would like the section that prohibits shared driveways to be removed completely, as the Planning Board's attorney has already explained that they have the authority to allow these. Members agreed to

remove. Members agreed to clean up the language in the Modifications and Waivers section so that it states decisions made by the Highway Director shall be appealed to the Planning Board. For Existing Driveways, members agreed that adding an accessory dwelling unit should not require driveway updates to be made in accordance with these regulations. Members agreed to update the language so that only substantial driveway components being updated would require the homeowner to adhere to these regulations.

b. Definition of residential solar – Chair Sanborn asked if members would like to change the kW maximum for residential solar energy systems from 10 to 15 as has been discussed before. He stated that there have already been two applications for systems larger than 10 kW which were both approved, and he thinks that there will be more, as the average now seems to be 12kW and higher for residential systems. Will stated that he likes being able to see the plan before approving in order to limit the visual impact of more panels. Tom stated that in his own research it seems that 15kW seems to be the minimum needed to make it advantageous for a homeowner to have solar power. Steve noted that the PB does not normally require a site plan for anything residential and he would like to look into the legal implications of classifying something in the ordinance as “commercial” just so it can require a site plan review.

c. Aquifer district map – Chair Sanborn would like to adopt the newer aquifer map from 2012 as part of the ordinance which would require a town vote; the existing map referred to is outdated. The 2012 map is already included in the master plan. Members agreed to adopt this map.

d. Campground ordinance changes – Kalena suggested striking the sentence that states the ZBA must grant a special exception for a campground before going to Planning Board, so that an applicant would just do site plan review with the Planning Board to start. She also stated that there are parts of the Zoning Ordinance that list campgrounds as an approved use in all zones but then they are listed as prohibited in just the Historic Preservation District; this language needs to be cleaned up.

e. Section 18.B(3) related to gravel pits – Chair Sanborn suggested that members think about editing the ordinance so that gravel pits are no longer in the ZBA’s purview; he added that the Town Administrator has spoken to NHMA and was advised that these be regulated by the Planning Board and not the ZBA. Will noted that he thinks the ZBA followed the same guidelines that the Planning Board would have been required to follow in the last gravel pit application.

Other Business

a. Upcoming NH Law Lecture Series – Steve explained that this upcoming series held on September 25th will be recorded but members must still register; he noted that earth excavations will be a covered topic.

b. Future meeting location – Chair Sanborn suggested using the town offices for workshop meetings when there are no applications to hear, otherwise business meetings will be held at Old Town Hall; members agreed.

Meeting adjourned at 9:00pm. The next meeting is scheduled for Thursday, October 7th at 7:00 at the Town Offices.

Respectfully submitted,

Audry Barriault