

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Wednesday May 31 at 7:00 PM

Meeting Place: Fire House Meeting Room, 565 Sanborn Road, Sanbornton, N.H.

The meeting was called to order by Chair Evelyn Auger at 7:00 PM

Roll Call

Regular Members present: Chair Evelyn Auger, Dick Gardner, Don Bormes, Will Ellis, Selectman Karen Ober

Regular Members absent: Don Bormes

Alternate Members present: Jody Slack, Justin Barriault (seated for Don Bormes)

Alternate Members absent: Gail Morrison

Others present at the meeting: Town Planner, Bob Ward

Approval of draft Planning Board minutes from 5/18 – Justin Barriault made a **motion** to approve the draft minutes of 5/18. Will Ellis **seconded** the motion and the motion passed, with Justin Barriault abstaining.

New Business

- a. Review of Joint Land Use Boards meeting** – The Board agreed to meet more often as per the discussion at the Joint Land Use Boards meeting on May 11th. Will Ellis suggested a meeting with the ZBA regarding the proposed NH Solargarden project at the Guinta property discussed at the last PB meeting.
- b. NH Solargarden Project** - Town Planner Ward stated that has looked further into this proposal and learned that the reason the property would need to be subdivided would be to adhere to a state law mandating a 5-megawatt per limit per lot. This limit would allow the project to be exempt from more stringent laws and review, and all lots together would total a maximum of 25 megawatts. One generator at 25 megawatts would provide energy for all of Sanbornton as well as New Hampton and Meredith. Planner Ward also stated that the only comparably-sized solar project in NH is in Hinsdale. He has reached out to several individuals with knowledge of solar power projects, including Andy Duncan, instructor at Lakes Region Community College, and Kate Epton at NH Sustainable Energy Association. He also noted that the NH Site Evaluation Committee would likely be able to assist the Planning Board with this project once it is officially proposed. Dick Gardner stated that he feels it needs to be made clear to the Applicant that the Planning Board will need the assistance of experts and that the Applicant will be required to pay for this assistance.
- c. Review of meeting with BOS on 5/17 and report to BOS** – Town Planner Ward stated that he has provided a complete list of the Planning Board and ZBA's pending projects to the BOS, and this may also be helpful for the next Town Planner once hired. He stated that one item included on this list is a parcel of land by Giles Pond which will need to be surveyed before the owners, Danielle and Garry Beliveau, can apply for a building permit (CZC permit). He also stated that this parcel is only accessible through Franklin.
- d. Discussion of transition to new Town Planner** – Town Planner Ward provided the Board with the options for hiring a new Town Planner, outlined in emails between him and the Town Administrator Katie Ambrose. The Board of Selectmen can choose to use a Planning Consultant, Jerry Coogan, a Planner from the Lakes Region Planning Commission, or advertise and hire a new Town Planner. Selectman Karen Ober stated that contracting with a Planner from LRPC may be advantageous, as this person would have the support of other planners from the same organization. Town Planner Ward stated that there would be a flat hourly rate for the LRPC Planner for regular office hours and work, but the rate would be higher in the case of special projects or cases. Chair Evelyn Auger stated that the LRPC suggested the higher rate being paid

by Applicants rather than by the Town. The Planning Board members agreed that this would not be a fair arrangement, and Jody Slack stated that it should not be the burden of a property owner that the Town does not have its own Planner. Town Planner Ward also provided a list of possible interview questions in case the BOS decides to advertise the position. Dick Gardner asked if there is the potential for a part-time planner from a neighboring town to work part-time for Sanbornton. Town Planner Ward said that this has been explored and does not seem to be an option.

Other Business

- a. **LRPC Meeting June 26th at 5:30** – Town Planner Ward stated that Planning Board Chair Evelyn Auger is scheduled to receive an award for community service at this meeting, taking place at Wolfeboro Inn.

Meeting adjourned at 8:30pm. The next PB meeting is scheduled for Thursday, June 15th at 7:00.

Respectfully submitted,

Audry Barriault