

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, December 2nd 2021 at 7:00 PM

Meeting Place: Town Offices, 573 Sanborn Rd, Sanbornton

Roll Call

Regular Members present: Will Ellis, Kalena Graham

Alternate Members present: Tom Lynch, Jamie Holland (both seated as voting members)

Others present: Planning Board Assistant Steve Laurin

Minutes of 11/18/21 – Kalena Graham made a motion to approve the minutes of 11/18. Tom Lynch seconded the motion and the motion passed unanimously.

Old Business

a. Continued discussion of proposed driveway regulations – Members discussed the driveway regulations which were not approved at the public hearing; Will Ellis stated that he does not think driveways should have to be up to better standards than some roads in town that are sometimes impassible. He added that if there is such a concern for safety then all existing driveways should have to follow the same regulations and not just new driveways.

Steve Laurin suggested seeking legal opinion on the regulations and members agreed. Kalena Graham made motion for Steve to reach out to the Planning Board's attorney regarding the Town's exposure to liability or legal action if these regulations are not adopted and enforced, the reasonableness of the regulations, if the first twenty/thirty feet of the driveway can be regulated instead of all the way to the home, and if recommendations can be made for new driveways instead of actual regulations. Tom Lynch seconded the motion and the motion passed unanimously.

b. Continued discussion of permitted uses in the Commercial district – Steve explained that members should review the information he emailed about amending Articles 12 and 18 in the ordinance; the Board will need to decide the criteria they want to include for the Aquifer District and where that lives in the ordinance. Steve is still working with Susan Slack at LRPC about this also.

Other Business

a. Planner's update– Steve explained that he is in communication with a property owner who has received a certificate of occupancy for an accessory dwelling unit that does not comply with the ADU ordinance; the driveway is separate from the driveway for the main house. He may refer them to the ZBA for a variance.

b. Updated water resource map – Steve explained that Dave Jeffers from LRPC is able to modify the water resource map in the ordinance so that it matches the map referred to in the Master Plan. This was requested by Chair Sanborn.

c. Notes on last meeting – Will asked about the conceptual consultation for Kevin Calley/Calley Metal and how that was brought to Steve's attention; Steve responded that there have been anonymous complaints about the lighted sign for the business. Will also asked if there is a time limit on site plan approvals as there are with granted variances from ZBA; Steve said that he will research this but is not aware of any requirements by statute.

Meeting adjourned at 8:16pm. The next meeting is scheduled for Thursday, December 16th at 7:00pm at the Town Offices.

Respectfully submitted,
Audry Barriault