

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, March 16 2017 at 7:00 PM

Meeting Place: Town Offices, 573 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, Selectman John Olmstead, Dick Gardner, Don Bormes

Alternate Members present: Justin Barriault (seated for Will Ellis)

Alternate Members absent: Gail Morrison, Jody Slack

Others present at the meeting: Town Planner, Bob Ward

Approval of draft Planning Board minutes from 3/02 – Selectman John Olmstead made a **motion** to approve the draft minutes of 3/02. Justin Barriault **seconded** the motion and the **motion passed unanimously**.

New Business

- a. **PUBLIC HEARING – Eversource Tree Trimming/Removal on Scenic Roads** – Brian Salas of Eversource provided a list of hazard trees on various scenic roads that will be trimmed or removed. He stated that these trees have already been marked with ribbon and that he has been in communication with Tree Warden Steve Ober regarding this and will continue to in the future. Dick Gardner made a motion to accept the list of hazard trees and Don Bormes seconded the motion. The motion passed unanimously.
- b. **New Voluntary Merger Procedure** – Town Planner Bob Ward explained that RSA 674:39-a now states that any mergers involving mortgaged property that are approved by the Planning Board must be approved conditionally and require written consent from the mortgage holder (bank). The Board agreed to follow this new provision moving forward.
- c. **Request for approval of voluntary merger as requested by Gregg King for lots 63-1 and -2 at 82 Circle Point Rd** – Dick Gardner made a motion to approve this merger conditional to receiving written consent from the mortgage holder (Meredith Village Savings Bank). Don Bormes seconded the motion and the motion passed unanimously.
- d. **Procedure for Future Applications to the Planning Board** – Chair Evelyn Auger stated that she recently spoke to the Select Board about improving communication between boards. Town Administrator Katie Ambrose requested that the Town Planner notify the Selectmen, Town Clerk and other boards via email whenever a new application is received, and to allow time for any comments from these departments. Selectman John Olmstead stated that this will allow the Town Clerk to research any potential tax liens that exist on properties, as well as keep the Board of Selectmen informed. Dick Gardner made a motion for the Town Planner to adhere to these new guidelines, allowing for comments from departments until 5 days before the next Business Meeting of the Planning Board. Don Bormes seconded the motion and the motion passed unanimously.
- e. **Discussion regarding Commercially-Zoned Property List** – The Planning Board had voted unanimously at the last meeting for Town Planner Ward to reach out to the property owners via mail, and ask if they would like their property included on the list which could then be distributed to real estate firms. It was agreed that the owners they can indicate their interest with a signed letter sent back to the Planner. Town Planner Ward stated that the Town Administrator has notified him recently that the list he put together of commercially-zoned properties was not of value. He stated that creating this list was an action item in the Economic Development

Chapter of the Town's Master Plan which was voted in. Chair Evelyn Auger stated that she will be speaking with the Selectmen about this, as the Town Planner currently reports to three different entities but is, by RSA, an employee of the Planning Board.

Selectman Olmstead stated that he thinks that these property owners may not want to receive a letter at all and that they may call and complain about it to the Town Administrator, as some did when they received a letter inviting them to the Pete & Gerry's Organic Egg meeting. Don Bormes stated that this letter regarding commercially-zoned property would only be asking landowners for their permission to be included on a distribution list, and if they aren't interested then they can throw it away. He also noted that Economic Development tasks were a directive of the Board of Selectmen, but now the Selectmen are showing that they do not want this work to be done. Dick Gardner stated that this conversation demonstrates that this property list and procedure is not something that is being agreed on by all members and therefore he is withdrawing his support of it.

Upcoming Meetings

Join Land Use Boards Meeting – May 11th at 6:00pm at Sanbornton Public Library.

Meeting adjourned at 8:55pm. The next meeting is scheduled for Thursday, April 6th at 7:00pm.

Respectfully submitted,

Audry Barriault