

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, February 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: Will Ellis, Chair Evelyn Auger, Selectman John Olmstead, Don Bormes, Dick Gardner

Alternate Members absent: Gail Morrison, Justin Barriault, Jody Slack

Others present at the meeting: Town Planner, Bob Ward

Approval of draft Planning Board minutes from 2/2 – Selectman John Olmstead made a **motion** to approve the draft minutes of 2/2 with corrections to the amendments made to the KREBS Farm Site Plan. Dick Gardner **seconded** the motion and the **motion passed unanimously**.

New Business

- a. **Discussion with Eversource Energy representative concerning public hearing procedure for tree trimming on scenic roads** – Bryan Salas of Eversource stated that he is now managing the territory previously managed by Bea Hebert who had worked closely with Sanbornton Tree Warden Steve Ober for several years. He explained that, per RSA, tree trimming needs to be discussed in a public hearing and that roads not included in the notice for that public hearing cannot be worked on, even if a landowner asks Eversource when they see the Asplundh truck on a nearby road. He is asking permission of the Planning Board to include Calef Hill Road on the notice for the next public hearing regarding scenic road trimming and removal on March 16th, just in case landowners from Calef Hill Rd request any trimming to be done while Asplundh is in Town already. Town Planner Bob Ward expressed that this could cause undue concern for the public if they see Calef Hill Rd on the notice and Dick Gardner agreed. Town Planner Ward also explained that the RSA states that the Tree Warden has the authority to allow trimming or removal if a landowner calls him with concerns, and Steve Ober stated that this is what has been happening already and that there is a line item in the DPW budget for tree trimming and removal. Mr. Salas stated that he is just trying to allow for more flexibility for residents and better customer service, so that taxpayers do not have to wait for a public hearing in order for Asplundh to trim trees on their road if they request it.

Dick Gardner made a motion to approve the request from Mr. Salas to include roads other than those scheduled for trimming or removal on the public hearing notices in the future. Will Ellis seconded the motion. The **motion failed** 4 to 1, with John Olmstead voting Yes. Will Ellis requested that Mr. Salas let Town Planner Bob Ward and Tree Warden Steve Ober know when trees are marked for removal so that they can be inspected by Planning Board members, and Mr. Salas agreed.

- b. **Update re Senate Bill 169 concerning amendments to State definition of agriculture and local land use control of agritourism uses** – Chair Evelyn Auger provided copies of proposed Senate Bill 169 to the Planning Board, explaining that this bill would add the term “weddings” to the list of approved uses under Agritourism and would also take

away control from town governments in regulating agritourism. Town Planner Bob Ward stated that this bill has been put on hold but is still good information for the Board to have as agritourism will continue to be an important issue. Chair Evelyn Auger stated that she would like to have a joint meeting with the ZBA to discuss agritourism and the process for approving similar proposals to that of KREBS Farm.

- c. **Distribution and review of inventory of commercially zoned properties** – Town Planner Ward provided a list of commercially zoned properties and stated that he would like to distribute this to area real estate firms. He will develop a list and provide it to the Board at the next meeting for their review and approval.

Old Business

- a. **Continued review and discussion re proposed amendments to Site Plan Review Regulations related to economic development** – Town Planner Ward provided the Board with a revised version of Sanbornton’s Site Plan Review Regulations. He stated that the Board members should review the changes and compare the document against that of Hanover which was also provided.
- b. **Update concerning Bull Fish Gravel Pit (Tax Map 15 / Lot 58) located on Johnson Road** – Town Planner Ward stated that there has been no update or activity on this issue since the last meeting. The escrow account still has not been funded, the hydrogeology study proposal from Terracon has not been signed, and he has not received any response from Bull Fish.
- c. **Review and signing of finalized site plan from KREBS Farm** – Town Planner Ward explained that the requirements of the KREBS Farm site plan discussed at the previous meeting have been satisfied. Will Ellis asked if the septic system was approved for 75 event guests and 6 occupied bedrooms. Town Planner Ward read this piece of the site plan which stated that the septic system can handle a smaller sized event along with overnight guests. Will Ellis stated that he feels the septic system needs to be able to handle the maximum capacity of the event barn and maximum number of overnight guests. Don Bormes stated that the Applicant has already said that he will not have overnight guests and large barn events coincide like this, and Will Ellis responded that the Planning Board needs to take future owners into consideration. Chair Evelyn Auger will sign the site plan.

Meeting adjourned at 9:15pm. The next meeting is scheduled for Thursday, March 2 at 7:00pm.

Respectfully submitted,

Audry Barriault