

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, December 1, 2016 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, Don Bormes, Selectman John Olmstead

Alternate Members present: Jody Slack (seated for Dick Gardner)

Regular Members absent: Dick Gardner

Alternate Members absent: Gail Morrison, Justin Barriault

Others present at the meeting: Town Planner, Bob Ward

Approval of draft Planning Board minutes from 11/03 – Don Bormes made a **motion** to approve the draft minutes of 11/03 with one change; Will Ellis wanted it noted in the minutes why he abstained on one vote. Will Ellis **seconded** the motion and the **motion passed unanimously**. Don Bormes made a **motion** to approve the draft minutes of 11/17, Will Ellis **seconded** the motion and the **motion passed unanimously**.

New Business

- a. **Review of amendments for Site Plan Regulations** – Town Planner Bob Ward stated that at previous meetings, the Board had discussed the site plan regulations of Hanover and Concord and talked about incorporating some of the ideas from those documents into Sanbornton's site plan regulations. He stated that he feels that Hanover is more comparable to Sanbornton than Concord and Chair Evelyn Auger and the other members agreed, and he also mentioned that Hanover's regulations are easier to understand. Jody Slack suggested reviewing New Hampton's regulations as well, as they have an exit on I-93 and have a similar population. Town Planner Ward will email copies of site plan regulations from New Hampton and Boscawen per request of the Board so members can review and amend Sanbornton's regulations at the next meeting. Selectman John Olmstead suggested that Sanbornton's regulations are reviewed and revised as needed every several years.
- b. **Update on status of Appeal from an Administrative Decision regarding proposed wedding/event venue at KREBS Farm at 315 Upper Bay Rd** – Town Planner Bob Ward explained that the ZBA has heard the Appeal case from the Rathjens and their attorney at last Tuesday's meeting, in regards to wanting to overturn the Planning Board's decision to classify their proposal as Commercial. The ZBA decided to have a meeting with the town's attorney, Chris Boldt, before voting on this matter, as was advised by Mr. Boldt himself. Don Bormes mentioned that he has recused himself as a voting ZBA member in this case since he is also a member of the Planning Board. Will Ellis stated that the Board and audience members at that ZBA hearing seemed to be confused about the Commercial Use Variance, and that some people may have thought the area was being proposed to be rezoned as Commercial. Town Planner Ward stated he will clarify the meaning of Use Variance with the ZBA Chair Tim Lang. The Town Planner is still working on a meeting date for the ZBA, any interested Planning Board members, and the town's attorney.

- c. **Debriefing on Pete & Gerry's Organic Eggs presentation** – Town Planner Bob Ward stated that this public meeting held on Tuesday was well attended by the Planning Board and some interested residents also showed up. The marketing director from Pete & Gerry's as well as a partner farm owner from Boscawen presented, and attendees said that it was very informative.
- d. **Discussion regarding USEPA storm water management program** – Town Planner Ward explained that he read an article stating rural municipalities will have to spend hundreds of thousands of dollars on storm water management and permitting in order to comply with a new rule by the United States Environmental Protection Agency. He stated that he called the Wastewater Engineering Bureau and was informed that this only applies to towns that are adjacent to an urbanized area, which Sanbornton is not. Chair Evelyn Auger stated that this is still something that needs to be kept in mind for the future as urban sprawl continues.

Old Business

- a. **Update on proposed Bull Fish gravel pit on Johnson Rd** – Town Planner Ward explained that he is waiting on a scope-of-service document from the Stanhope Group for the home valuation study on homes located around a commercial gravel pit. He stated that he has received a new proposal from Terracon for new borings, and the \$26,900 would need to be put in an escrow account by Bull Fish to pay for this before proceeding. Selectman John Olmstead stated that he was notified by the Town Clerk that there is a tax lien on the Bull Fish property and the Selectmen are requiring that bill to be paid before proceeding as well. Town Planner Ward stated that he has met with another partner of the Bull Fish group, Dick Edmunds, and will be meeting with Mr. Edmunds and his engineer in the next week to bring them up to speed on this application per their request.
- b. **BOS to be notified of meetings and conferences** – The Town Planner informed the Planning Board that he was asked to notify the Board of Selectmen about any upcoming hearing, meeting or conference he will attend. Chair Evelyn Auger asked if this is so that the Selectmen can grant permission to the Planner to attend, and Selectman John Olmstead stated it is for informational purposes.
- c. **Town Planner job description being reviewed** – Selectman John Olmstead notified the Planning Board that Selectman Katy North is drafting the Town Planner job description and will contact Chair Auger and the Town Planner when complete so they can review before the BOS votes on it.

Meeting adjourned at 8:30. The next meeting is scheduled for December 15th.

Respectfully submitted,

Audry Barriault