

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, November 3, 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), Justin Barriault

Regular Members absent: Dick Gardner

Alternate Members absent: Gail Morrison

Others present at the meeting: Town Planner, Bob Ward

Approval of draft Planning Board minutes from 10/20 – Will Ellis made a **motion** to approve the draft minutes of 10/20. Don Bormes **seconded** the motion and the **motion passed unanimously**.

New Business

- a. **Public Hearing - Adoption of Economic Development Chapter for Town Master Plan** – Chair Evelyn Auger asked if the Board has any discussion about the Economic Development Chapter. Don Bormes stated that all the changes discussed at previous meetings appear to be included in the document now (moving data to the back and adding “Economic Development Officer and Committee”). Will Ellis asked if the information in this chapter will be acted on. Town Planner Bob Ward stated that it will be and that this chapter is different from others in the Master Plan because it contains action items and time frames for completing those items. Chair Evelyn Auger explained that this is a first step to economic development, and that revising the Site Plan Review Regulations is next. Don Bormes mentioned that this is a living document and can be changed as needed.

Don Bormes made a **motion** to accept the Economic Development Chapter for the Town Master Plan. Jody Slack **seconded** the motion and **the motion passed** with two abstentions (Will Ellis and Selectman John Olmstead – Will Ellis stated that he did not feel there was enough notice about the meeting).

- b. **Discussion of KREBS Farm event venue proposal on Upper Bay Rd** – Town Planner Ward explained that the owners of KREBS Farm, Ralph and Kris Rathjen, would like to propose to operate a wedding/event venue on their property on Upper Bay Rd. He stated that the permit options for this business would be Level 1 or Level 2 Home Occupancy, or Commercial. A pending change to state statute SB 345 (RSA 21:34-a) allows for the accessory use of a farm such as this. Town Planner Ward explained that if the Planning Board deems the business to be Commercial then the Applicants would need to obtain a use variance from the ZBA, then come before the Planning Board for Site Plan Review. This is the same protocol that was followed for the approval of the venue at Longlook Farm on Knox Mountain Road.

A site plan provided by the Rathjens was reviewed by the Planning Board, which outlined areas for sanitation, parking for up to 300 vehicles, event tent, etc. Don Bormes made a motion to classify the proposed business as Commercial and for the application to be brought to the ZBA for a use variance request. Will Ellis seconded the motion and the motion passed unanimously.

- c. **Update on Economic Development Actions** – Town Planner Ward has continued working on a list of properties in Sanbornton that have at least 10 acres of property and front on either Route 127 or 132 as possible partner farms for Pete & Gerry's Organic Eggs. The VP of Marketing for Pete & Gerry's as well as a current partner farm owner/operator from Boscawen will hold a public meeting to speak to Sanbornton residents on Wednesday, November 16 at 6:00pm at Sanbornton Public Library. Town Planner Ward also stated that he's attended recent meetings of the NH Community Loan Fund, which provides loans to municipalities for the purpose of furthering economic development, as well as a workshop hosted by the UNH Cooperative Extension for marketing agricultural products.
- d. **Review of amendments for Site Plan Regulations** – Town Planner Ward provided the Board with copies of Sanbornton's current Site Plan Regulations as well as those of Amherst and Dunbarton. Chair Evelyn Auger stated that she would like to move this item to the next meeting and dedicate the first 15 minutes of each meeting to revisions so that this can get done.

Old Business

- a. **Posting of agenda items on town website** – Will Ellis mentioned that the agendas for the Planning Board are not emailed to members far enough in advance of meetings or posted early enough on the town's website. He would like to see the agenda earlier to prepare for the meeting, and he also stated that more residents may attend meetings if they had more notice. Town Planner Ward stated that he will make an effort to get the agendas sent out and have them posted on Tuesdays, two days before the Thursday Planning Board meetings.
- b. **Update on proposed Bull Fish gravel pit on Johnson Rd** – Town Planner Ward explained the outcome of the last ZBA public hearing regarding the proposed gravel pit operation on Johnson Rd. The ZBA voted to require new test borings drilled to bedrock as well as to hire a licensed appraiser to do a value assessment of homes within a 3.5 mile radius of a gravel pit before, during and after its existence. The Town Planner has referrals for highly-regarded appraisal companies that he is looking into.

Meeting adjourned at 8:45pm. The next meeting is scheduled for Thursday, November 17th at 7:00pm to be held at the town offices.

Respectfully submitted,

Audry Barriault