

**MINUTES**  
**Business Meeting**  
**Sanbornton Planning Board**

**Meeting Date and Time:** Thursday, October 20, 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, Dick Gardner, Chair Evelyn Auger

Alternate Members present: None

Regular Members absent: Don Bormes, Selectman John Olmstead

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

**Others present at the meeting:** Town Planner, Bob Ward

**Approval of draft Planning Board minutes from 10/6** – Dick Gardner made a **motion** to approve the draft minutes of 10/6. Will Ellis **seconded** the motion and the **motion passed unanimously**.

**New Business**

- a. **Request for un-merger of involuntary merged property of David Dolan at Patriot Lane, Tax Map 3, lot 63 per RSA 674:39-aa** – Mr. Dolan stated that he has researched this property, which he bought 22 years ago under the assumption that it was two separate lots, extensively at the Registry of Deeds. He has read the RSA dealing with involuntary mergers and stated that the Board of Selectmen are mandated to unmerge his property per the language outlined in this RSA. He could not find any request for voluntary merger on record and stated that this is proof that the lots were merged involuntarily by the Town of Sanbornton. In 1979 the map shows this as two separate lots, and in 1980 the lots are shown as one. Dick Gardner asked Town Planner Ward to see if the deed for the lot describes it as two pieces of land, and it in fact does describe the lots as being two separate tracts. Chair Evelyn Auger mentioned that there could be an issue with an existing well on one lot for a house that exists on another lot for a potential buyer. Mr. Dolan stated that he will have the line between the lots surveyed and can write an easement in if that is the case.

Dick Gardner made a **motion** to recommend to the Board of Selectmen that Tax Map 3, Lot 63 be unmerged and reinstated as lots 3A and 4A as described in the registered deed, and that the tax map be corrected to show this. Will Ellis **seconded** the motion and the **motion passed unanimously**.

- b. **Review of current Sanbornton Site Plan Review Regulations** – Rather than going through the site plan regulations section by section, Dick Gardner suggested that each member look at any items that need to be changed and bring those to the next meeting. He stated that he feels there are shortcomings in the current plan that developers may take advantage of and wants these to be fixed. Chair Evelyn Auger stated that Planning Board can work towards tightening up the plan but that there will always be certain gaps in the regulations that people will try to take advantage of. Secretary Audry Barriault will send out a digital copy of the current Sanbornton Site Plan Review Regulations along with the draft minutes of this meeting to all members to review before the November 3<sup>rd</sup> meeting.

- c. **Review of memorandum from town attorneys regarding SB 146 concerning accessory dwelling units** – Town Planner Ward stated that the new sections under RSA 674 regarding accessory dwellings are already being mostly adhered to by Sanbornton's current ordinance. All zones where residential buildings are allowed need to also allow for accessory dwelling units, and currently our ordinance states that these units are not permitted in Forestry Conservation areas. This will need to be changed in March at the town meeting so that the Town is fully in compliance. Will Ellis asked when the Planning Board is going to discuss the issue of detached accessory apartments, which are currently only allowed via an approved variance from the ZBA. Chair Auger asked Town Planner Ward how the ZBA has been handling these requests, and he responded that they have all been approved as of late. Dick Gardner stated that he feels the main focus of the Planning Board right now should be revising the Site Plan Review Regulations and to discuss the issue of detached accessory units at a later date.
- d. **Update on Economic Development Actions** – Town Planner Ward has created a list of 31 properties in Sanbornton that have at least 10 acres of property and front on either Route 127 or 132. The purpose of this list is to notify owners of a presentation being made by Pete & Gerry's Organic Eggs about partner farms. Dick Gardner asked the Town Planner if he has seen any interest in this from landowners and the Town Planner responded that he has. The Town Planner has also recently attended a US Department of Agriculture event regarding food production. The Town Planner's job description as discussed at the last meeting is moving ahead with the Board of Selectmen.

### **Old Business**

- a. **Update on Bull Fish proposed gravel pit operation on Johnson Rd** – Town Planner Ward notified the Planning Board that the previously tabled application from Bull Fish is being brought before the ZBA again at their meeting next week on October 25<sup>th</sup>. Since the last Planning Board meeting, Town Planner Ward has received a report on impact of neighboring property values from a licensed real estate appraiser on behalf of Bull Fish.

### **Other Business**

- a. Town Planner Ward reminded the Planning Board of the previously approved application for Level 1 Home Occupancy submitted by George Boyer in May 2016. The application states that the home business will offer mainly flowers and antiques at a road-side enclosure. Mr. Boyer has since told Town Planner Ward that he would instead like to change from selling flowers to selling candy, and wondered if this means a new vote needs to be taken on the application. Dick Gardner asked if this Level 1 Home Occupancy is appropriate for a business that may have more than 5 visits per day, as stipulated in the application. Chair Evelyn Auger stated that this is the hardest of the stipulations to actually enforce, and Dick Gardner stated that this rule should be revised in the future. Will Ellis mentioned that at least the Applicant was honest and communicated this small change to the Town Planner rather than moving ahead without permission.

Chair Evelyn Auger made a **motion** to approve the amended application (changing "flowers" to "candy") for Level 1 Home Occupancy by George Boyer. Will Ellis **seconded** the motion and the **motion passed unanimously**.

- b. Dick Gardner as CIPC member** – Dick Gardner notified the Planning Board that he is the PB Representative on the Capital Improvements Program Committee. He mentioned that the CIPC would like to be informed of any possible capital improvements seen as needing attention by the Planning Board in the future.
- c. Aquifer protection workshop** - Town Planner Ward notified the Planning Board that there is an upcoming program about aquifer protection that could be paid for with a 100% grant with no match required. Chair Auger responded that the Planning Board has a lot on its agenda currently and cannot take on another project. The other members agreed.

**Meeting adjourned at 9:30pm. The next meeting is scheduled for Thursday, November 3<sup>rd</sup> at 7:00pm to be held at the town offices.**

Respectfully submitted,

Audry Barriault