

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday November 2nd at 7:00 PM

Meeting Place: Meeting Room, Sanbornton Town Offices

The meeting was called to order by Don Bormes at 7:00 PM

Roll Call

Regular Members present: Don Bormes, Dick Gardner, Selectman Karen Ober, Will Ellis, Justin Barriault

Alternate Members present: Jody Slack

Others present at the meeting: Contract Town Planner, David Jeffers

Approval of draft Planning Board minutes from 10/19 – Justin Barriault made a motion to approve the draft minutes of 10/19. Will Ellis seconded the motion and the motion passed unanimously.

Old Business

a. Review and approval of updated Site Plan Review Regulations – The Board reviewed the final draft of Sanbornton’s Site Plan Review Regulations and made several further edits. Don Bormes noted that the list of studies that the Planning Board can require of an Applicant is limited and should instead say “included but not limited to”. Will Ellis stated that the lighting referred to in the Regulations is not up to date and should be changed to reflect current technology. Karen Ober made a motion to approve the Site Plan Review Regulations as amended. Dick Gardner seconded the motion and the motion passed, with Will Ellis abstaining.

New Business

a. Development of new ordinances – Planner David Jeffers explained that there are two new potential ordinances to be addressed by the Planning Board pertaining to groundwater and renewable energy. Dick Gardner stated that the New Hampshire Sustainable Energy Association is working on the model ordinance for renewable energy projects informed him that they may not be done with it until December. Planner Jeffers explained that the Planning Board could utilize a Growth Management Ordinance (RSA 674:23) which would put a moratorium in place on large building projects in the Town until proper ordinances are in place. This would still need to be voted on by the Town in March. Selectman

Karen Ober stated that the purpose of the Energy Committee could be to develop an ordinance related to renewable energy. She explained that former Energy Committee member Ian Raymond came before the Selectmen and offered to reach out to other former members about joining again. Selectman Ober also noted that the Selectmen need a task list for this Committee from the Planning Board. Dick Gardner made a motion to request that the Selectmen reactivate the Energy Committee for the purpose of advising and consulting the Planning Board in developing an ordinance including such things as solar siting, installation, facility maintenance and decommissioning. Justin Barriault seconded the motion and the motion passed, with Selectman Karen Ober abstaining.

Other Business

a. Planning Board members – Planner Jeffers stated that there is a notice posted asking for new Planning Board alternate members. There is still no Planning Board Chair, and a pro tem Vice Chair is designated if Don Bormes is not available.

b. Upcoming meetings – Planner Jeffers explained that there are already two applications on the agenda for the next business meeting on November 16th. He stated that he has heard from the parent company of NH Solar Garden and they are willing to come before the Planning Board for a conceptual consultation the same night. The Board agreed that they would like to put this on the

agenda for the 16th. Planner Jeffers also noted that public comment is not required for conceptual consultations but the Board can decide if they would like to hear from the public or not. He also noted that there is an upcoming UNH T2 workshop for town road agents which will educate them on ways to reduce salt use on roadways.

c. New Town website – Selectman Ober stated that the Town will be getting a new website which is used by many other municipalities in the State. It will be user-friendly and each department can update their own pages.

Meeting adjourned at 8:55pm. The next meeting is scheduled for Thursday, November 16th at 7:00.

Respectfully submitted,

Audry Barriault