

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, July 21, 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: Don Bormes, Will Ellis, Planning Board Chair Evelyn Auger, Dick Gardner

Alternate Members present: Jody Slack

Absent: Alternate members Justin Barriault and Gail Morrison, Selectman John Olmstead

Others present at the meeting: Town Planner, Bob Ward

Review and Approval of draft PB minutes of 5/19 and 6/16– Don Bormes made a **motion** to approve the minutes from 5/19 with corrections. Dick Gardner **seconded** the motion and the **motion passed unanimously**. Dick Gardner made a motion to approve the minutes of 6/16. Will Ellis **seconded** the motion and the **motion passed unanimously**.

New Business

- a. **PUBLIC HEARING: Application (#P16-SO4) submitted by Elaine and Betsy Swain for proposed 2-lot subdivision for property identified as Tax Map 16 Lots 32 and 26 located on Dearborn Rd in the General Agricultural Zoning District** – Surveyor Ron Johnson and attorney Omer Ahern presented the Planning Board with a map of the property currently owned by three co-tenants, Elaine Swain and daughters Elizabeth and Robin. Though not a true subdivision, per recent court order from the Belknap County Superior Court, a 3-acre section of the parcel has been awarded to Elaine for the remainder of her natural life and must be reflected with the Registry of Deeds as such. No planning board approval is necessary in this case but for recording purposes Chair Evelyn Auger will sign the final copy of the plan by Ron Johnson. Any future building on this 3-acre section would need to have State approval which is noted in writing on the map as well.

- b. **Consideration of request submitted by Jason Mazzone per provisions of RSA 674:41 for authorization to process application for Certificate of Zoning Compliance for proposed construction of new house on private road at 25 Hemlock Drive. Property is identified as Tax Map 12 Lot 53 and is located in the Recreational Zoning District** – Applicant Jason Mazzone proposes to build a new home on this property, located in Leighton Estates, and a hold harmless waiver has already been signed. Dick Gardner asked if there is enough room in the .34 acre lot to put a septic system and Town Planner Bob Ward stated that Mr. Mazzone already has approval from DES for the septic system and Sanbornton Health and Safety Officer Bill Tobin has also signed off on the application. Chair Evelyn Auger noted that the State's requirement of a 75-foot setback requirement for septic systems are less than Sanbornton's, which is 100 feet.

Dick Gardner made a **motion** to recommend that the Select Board allow the permitting officer to issue a building permit to Mr. Mazzone with the understanding that the Town's setback requirement for septic systems is 100 feet versus the State's 75 feet. Don Bormes **seconded** the motion and the **motion passed unanimously**.

- c. **Preliminary discussion regarding Planning Board Budget for FY 2018** – Town Planner Ward explained that the Planner Board's budget for FY 2018 will need to be completed this fall. He also mentioned that he is the process of setting up meetings with local economic development resources for support with implementing economic development in Sanbornton. Economic development tasks by the Planner will affect the budget, and Dick Gardner stated that the Planning

Board should ask the Select Board for their input on what exact projects are expected of the Planner and then the budget should reflect the hours needed for those projects. Town Planner Ward also mentioned that a way of possibly increasing the funds the Planner position brings in would be to implement a sliding scale for building permit fees, as Sanbornton is one of the only towns that charges a flat permit fee regardless of building size. Doing so could easily double or triple the Town's revenue created just by permit fees.

- d. **Discussion regarding new accessory apartment statute (RSA 674:71-73) which takes effect June 1, 2017** – Town Planner Ward noted that the new State regulation for accessory apartments mandates municipalities to permit accessory apartments in all zoning districts. Currently Sanbornton's ordinance does not allow for these in the Forest Conservation Zone, and this will need to be changed in order to be in compliance, possibly allowed only by special exception. Will Ellis stated that the easiest way to remedy this is to just allow the building of accessory apartments in the Forest Conservation Zone.

Old Business

- a. **Update regarding Bull Fish Investments LLC request for special exception for commercial gravel pit operation on Johnson Rd** – Bull Fish has paid the overdue invoice for engineering services rendered by KNA for \$1,959. They have notified Town Planner Ward that they have taken on a third partner, and have provided a \$6,000 check for the escrow account in order to have a hydrogeology study conducted by Terracon, subcontractor of Keach-Nordstrom Associates. This is to prove whether or not an aquifer is present on the proposed site of the gravel pit. Will Ellis asked if the gravel pit could still be permitted if an aquifer is present but have restrictions on the depth of digging, and Town Planner Ward responded No. He also stated that according to Sanbornton's ordinance, the aquifer would have to be considered "medium to high yield" in order to deny the applicant's request for special exception.

Other Business

Planning Board meetings concerning Conservation – Sanbornton's Conservation Committee requested via email to the Town Planner, per the Joint Land Use Boards Meeting, to be included in Planning Board meetings where conservation issues may arise. Once the Town Planner receives any applications where conservation may be an issue, he will notify Brad Crosby, Conservation Committee Chair, so that a committee member can attend that business meeting of the Planning Board.

Meeting adjourned at 9:30 pm. The next meeting is scheduled for Thursday, August 4th, 2016 at 7:00 p.m. to be held at the Sanbornton Town Offices.

Respectfully Submitted,

Audry Barriault