

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

**Meeting Date and Time:** Thursday, June 16, 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, Planning Board Chair Evelyn Auger,  
Selectman John Olmstead, Dick Gardner

Alternate Members present: Justin Barriault

Regular Members absent: Don Bormes

Alternate Members absent: Jody Slack, Gail Morrison

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

**Seating of Alternate Members:** Justin Barriault for Don Bormes

**Approval of draft PB minutes of 6/2** – Dick Gardner made a **motion** to approve the minutes of 6/2. Will Ellis **seconded** the motion and the **motion passed unanimously**.

**New Business**

- a. **Application (#P16-SO3) submitted by David & Suzanne Keith for 2-lot subdivision and boundary line adjustment for property identified as Tax Map 16 Lot 63 located at 671 Hunkins Pond Road and also fronting on Poplar Road in the General Agricultural Zoning District** – Surveyor Ron Johnson presented the Keiths' proposal to create two lots, based on the Town's ordinance to allow subdivision for property fronting on two roads but averaging at least 220 feet. Abutters were in attendance to view the map and ask questions of the surveyor and Planning Board. Each proposed lot would meet 3-acre requirement for building, and a home already exists on the property. Mr. Johnson stated that subdivision approval from the State has already been obtained. A waiver was also presented before the Planning Board for requirement #19 because this application is for a minor subdivision.

Dick Gardner made a **motion** to approve the waiver. Will Ellis **seconded** the motion and the **motion passed unanimously**.

Dick Gardner made a **motion** to also accept the application as complete. Will Ellis **seconded** the motion and the **motion passed unanimously**.

Dick Gardner made a **motion** to approve the application for subdivision as presented. Justin Barriault **seconded** the motion and the **motion passed unanimously**.

- b. **Pre-application conceptual consultation: Application (#P16-SO4) concerning property of Ulrike Bauer for proposed 2-lot subdivision of property identified as Tax Map 16 Lot 54-1 located at 35 Parker Hill Road in the General Agricultural Zoning District** – Surveyor Ron Johnson showed the Planning Board a proposed subdivision for property which meets the frontage requirement by having road frontage averaging a total of at least 220 feet. Because the lot is over 10 acres, a 5% set aside for conservation is required. The property was once owned (and then subdivided) by the Swain family who are still abutters, and they had agreed to waive the 5% set aside requirement at the time of the original subdivision to do later on if any further

subdividing was to take place (this is in writing). The Planning Board feels that both owners, Ms. Ulrike and the Swains, should each give 5% for a conservation set aside. Mr. Johnson will communicate this with Ms. Ulrike.

- c. **Application submitted by Eversource Energy for approval to conduct trimming and/or removal of trees along Brook Road and Hale Road. Both roads are designated as scenic roads per the provisions of NH RSA 231:157-158** – Bea Hebert of Eversource Energy explained that she has worked with the Town's Tree Warden, Steve Ober, to decide which dead/dying/diseased trees should be removed or trimmed. Permission from property owners is required and has already been obtained from about one-third of owners, and the trees have already been marked. Will Ellis stated that if an issue like this needs to be approved by the Planning Board then he would like to have enough notice to go out and actually view the trees in question. Town Planner Bob Ward explained that moving forward he will notify Planning Board members as soon as he has a list of the trees from Ms. Hebert so that members can view the trees themselves before the next meeting.

Dick Gardner made a **motion** to approve the application for tree removal and trimming once land owner approval is obtained. Justin Barriault **seconded** the motion. The **motion passed**, with Will Ellis being the only No vote.

#### **Old Business**

- a. **Review draft letter to the editor concerning involuntary merged lots per RSA 674:39-a** – Town Planner Bob Ward provided PB members with a draft letter to notify property owners of their right to unmerge involuntarily merged property by December 31, 2016. Chair Evelyn Auger suggested that this letter to the editor be submitted soon, and then later on an article will also be written and submitted to get the most exposure. The other Planning Board members agreed.
- b. **Continued discussion regarding Economic Development Plan** – Selectman John Olmstead stated that the Select Board has authorized the Town Planner to oversee and implement Economic Development. The Town Planner hours will increase to 26 per week started in July, and Selectman Olmstead suggested that the Town Planner keep track of how much time is spent on zoning, planning, and economic development tasks separately. Will Ellis noted that the Town Planner presenting any updates directly to the Select Board takes up valuable time, and that the Selectman Rep should be the one to communicate these updates to the Select Board.
- c. **Update regarding merged properties of Daniel Downes** – Town Planner Bob Ward notified the Planning Board that Mr. Downes' five new mergers have been officially recorded at the Registry of Deeds. If it is not any additional work or fees for the mergers to be reflected in this year's new tax maps which are currently being worked on, then that will be done.
- d. **Update regarding Bull Fish Investments LLC request for special exception for commercial gravel pit operation** – Town Planner Bob Ward stated that no response has been received by the applicants or their attorney regarding the unpaid invoice for nearly \$2,000 to the Town, for engineering services rendered by Keach-Nordstrom Associates. Selectman John Olmstead stated that the Select Board will pay the invoice to ensure a good relationship with KNA, but that they will also draft a demand letter to Bull Fish and have the Town's attorney review.

**Planners Update**

- a. **NHOEP Spring Planning and Zoning Conference** - Town Planner Ward provided the PB with highlights from this conference. He noted that a large population of the workforce will be retiring soon and that younger employees looking to fill those positions may have an effect on the housing market in Sanbornton, citing businesses like GE Aviation in Hooksett that will have 300 retiring employees in the next three years.

**Meeting adjourned at 9:25 pm.**

The next meeting is scheduled for Thursday, July 21, 2016 at 7:00 p.m. to be held at the Sanbornton Town Offices.

Respectfully submitted,

Audry Barriault