

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, June 2, 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, Selectman John Olmstead, Dick Gardner

Alternate Members present: Jody Slack

Regular Members absent: None

Alternate Members absent: Justin Barriault, Gail Morrison

Others present at the meeting: Town Planner, Bob Ward

Review of draft PB minutes of 5/19 – PB Secretary Audry Barriault will listen to the audio recording from 5/19 to ensure that motions were described accurately, and will report back to the Board next meeting.

New Business

- a. **Final review and application regarding requests for voluntary merger of Daniel Downes' properties located on Park View Drive** – (Dick Gardner recused himself from this matter and Jody Slack was seated in his place.) Chair Evelyn Auger asked that the Planning Board rescind its previous approval of four merger requests presented by Mr. Downes on May 5th, 2016, at Mr. Downes request. Mr. Downes explained that errors were found and that he and Sanbornton's Tax Assessor, Robb Jutton, have worked the past two weeks to make sure the merger requests are correct. Mr. Downes has now configured his property into five new lots and has provided a document, referred to as Exhibit A, with each merger request application that lists previously existing micro-lots for clarity.

Jody Slack made a **motion** to make the previous merger requests approved on May 5th null and void. Will Ellis **seconded** the motion and the **motion passed unanimously**.

The Board voted on the five merger requests as follows:

Lot A: Jody Slack made a motion to approve the merger request for Lot A for lots referenced in Lot A Request, Exhibit A. Will Ellis seconded the motion with all voting Yes and John Olmstead abstaining.

Lot B: Don Bormes made a motion to approve the merger request for Lot B for lots referenced in Lot B Request, Exhibit A. Will Ellis seconded the motion with all voting Yes and John Olmstead abstaining.

Lot C: Will Ellis made a motion to approve the merger request for Lot C for lots referenced in Lot C Request, Exhibit A. Jody Slack seconded the motion with all voting Yes and John Olmstead abstaining.

Lot D: Jody Slack made a motion to approve the merger request for Lot D for lots referenced in Lot D Request, Exhibit A. Jody Slack seconded the motion with all voting Yes and John Olmstead abstaining.

Lot E: Don Bormes made a motion to approve the merger request for Lot E for lots referenced in Lot E Request, Exhibit A. Jody Slack seconded the motion with all voting Yes and John Olmstead abstaining.

Mr. Downes noted that the request for Lot A is a partial request because some lots being merged straddle the Sanbornton/Franklin town line. Chair Evelyn Auger signed the merger requests.

Dick Gardner was seated again.

- b. Update regarding Board of Selectmen action concerning Economic Development Plan** – Selectman John Olmstead stated that the Select Board has not had a full board for the past two meetings so they have not voted on appointing the Town Planner as the leader for Economic Development as requested by the Planning Board. Chair Evelyn Auger stated that two members of the Select Board are able to vote and that issues like this should not be delayed due to one absent member. She also stated that the Selectmen have already shown, through the creation of an Economic Development Committee and approving the Town Planner to receive training on economic development, that the Town Planner should be the leader for Economic Development.

Will Ellis stated that he has heard from residents that they do not understand economic development, nor where it could be located in Sanbornton, and that they believe the easiest way to reduce taxes is to reduce spending. Jody Slack mentioned that the Town Planner could invite some of the same speakers who presented to the SEDAC group to an open forum meeting so that residents could learn more about this topic. Jody Slack also stated that right now there is not a clear inventory of commercial properties to offer to businesses. Dick Gardner echoed this, and said that the person leading economic development in town needs to be the person to manage that inventory and relationships with potential businesses.

- c. Update regarding action of Planning Board to inform property owners of rights under RSA: 674:39-aa** – The deadline for having mandatorily merged properties unmerged is December 31, 2016. Tax bills have already been mailed to property owners in Sanbornton so the possibility of including a notice within that envelope has expired. Chair Evelyn Auger stated that in order to reach a wide range of residents, she will write a letter to the editor for the newspaper and the Town Planner can write an article as well.

Old Business

- a. Update on Bull Fish Investments LLC invoice payment for engineering services rendered for proposed commercial gravel pit on Johnson Rd** – Bull Fish has still not responded to multiple inquiries from the Town Planner regarding a 120-day past due bill (in the amount of \$1,959.49) for engineering services from Keach-Nordstrom Associates. The bill is addressed to the Town of Sanbornton but Bull Fish was required to set up an escrow account in order to pay this, and that was not done. Town Planner Bob Ward will check with the Select Board for suggestions on how to proceed since the line item for legal fees in the Select Board's budget is nearly exhausted.

Planners Update

- a. No workshop meeting in July (July 7th)**

- b. NHOEP Spring Planning and Zoning Conference -** Town Planner Bob Ward will be attending this conference in Concord on Saturday June 4th.

Meeting adjourned at 9:25 pm.

The next meeting is scheduled for Thursday, June 16th, 2016 at 7:00 p.m. to be held at the Sanbornton Town Offices.

Respectfully submitted,

Audry Barriault