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## **Annual Joint Land Use Boards Meeting**

**Meeting Date and Time:** Wednesday, May 11, 2016 at 6:00 PM

**Meeting Place:** Sanbornton Public Library, Sanbornton NH

The meeting was called to order by Planning Board Chair Evelyn Auger at 6:05 PM

### **Roll Call**

**Planning Board:** Chair Evelyn Auger, Dick Gardner, Don Bormes, Alternates Jody Slack and Justin Barriault

**ZBA:** Chair Tim Lang, Doug Rasp, Melissa Anderson, Don Bormes, Alternate Steven Cobb

**Conservation Commission:** Karen Bordeau, Brad Crosby

**Others:** Town Planner, Bob Ward

Planning Board Chair Evelyn Auger opened the meeting and stated that this would be a time for the various land use boards to provide input on projects each board is working on as well as the direction of economic development for Sanbornton, as outlined in the SEDAC draft for the Town's Master Plan. Town Planner Bob Ward noted that only 3% of Sanbornton's tax base is commercial, while the rest is residential. In situations like this, the cost for services demanded by residents is higher than the taxes they contribute. Allowing for more commercial entities to operate in Sanbornton could eventually reverse this trend.

Town Planner Ward also stated that the main areas of development for commercial entities in the Town are agricultural or equestrian businesses fitting with the rural nature of the town, as well as businesses that could operate at the Exit 22/I-93 area, if that was zoned as Commercial. He also mentioned possible "nodes" of development rather than "strips" of development which the townspeople have demonstrated that they do not want (such as Tilton/Route 3). Karen Bordeau asked if the Exit 22 area had once been zoned Commercial and Evelyn Auger responded Yes, but it was reversed and is now zoned as Residential. The Town Square was also discussed as a possible area for commerce to take place as it once was decades ago. Karen Bordeau asked if there will be public hearings regarding economic development and Town Planner Ward responded that there would be.

ZBA Chair Tim Lang suggested having a form or structure-based rule in place rather than specified Commercial zones, so that businesses can operate anywhere in town as long as they follow certain regulations related to the appearance of their structures. Dick Gardner stated that small businesses will not make a large dent in the tax base, and that the taxpayers will need to compromise on the types of businesses allowed in Sanbornton if they want to see real tax reductions. Doug Rasp mentioned that the rest area development in Hooksett is large but visually appealing and would be a good addition to the Exit 22 area. PB Chair Evelyn Auger stated that small businesses fitting with the rural aesthetic of Sanbornton may not affect taxes as much as big box stores, but the taxpayers may be okay with paying their high taxes if these commercial businesses do not spoil the landscape of the Town. Jody Slack stated that the idea of a structure-based rule for businesses is good, as well as exploring a possible Commercial zone around the Exit 22 area.

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PB Chair Evelyn Auger asked about updates and concerns from the other land use boards in attendance. Conservation Committee Chair Brad Crosby stated that they have no pending easements but do have a timber sale in process on New Boston Road. Karen Bordeau asked if the Planning board thinks it would be appropriate to have a Conservation Committee member sit in on Planning Board meetings, and PB Chair Evelyn Auger stated that a Conservation Committee member can be an Alternate PB member.

**Meeting adjourned at 8:15**

The next Joint Land Use Boards meeting is scheduled for Tuesday, May 2, 2017.

Respectfully submitted,

Audry Barriault