

**MINUTES**  
**Workshop Meeting**  
**Sanbornton Planning Board**

**Meeting Date and Time:** Thursday, March 17th 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: Justin Barriault

Regular Members absent: None

Alternate Members absent: Gail Morrison, Jody Slack

**Others present at the meeting:** Town Planner, Bob Ward, Planning Board Attorney, Bernie Waugh

**No meeting minutes were approved.**

**New Business**

- a. **Bridget Gillis, Pre-Application Discussion meeting regarding un-merger of property located at 40 Circle Point Rd (Tax Map 8, Lot 49)** - Town Planner Bob Ward explained that Mrs. Gillis would like to un-merge the property she owns, which are shown as two merged lots on the surveyor's map provided. Mrs. Gillis stated that the merged properties were not merged voluntarily and therefore due to statute can be un-merged. But it was unclear if the merger happened as a result of a court case and subsequent agreement between Mrs. Gillis and a neighbor, stemming from a boundary line adjustment, therefore the merger could have been considered voluntary. Town Planner Ward stated that he can ask the surveyor of the 1998 map, Ron Johnson, if he recalls the land already being merged when the map was drafted in order to get clarity on the situation before Mrs. Gillis goes to the Select Board with her application for un-merger. He will also see if the minutes of the Planning Board are available from that far back, as well as the tax map.
- b. **Review memo from Attorney Waugh re BLA procedures and approval of Daniel Downes' application for voluntary merger** – The Planning Board reviewed Attorney Waugh's legal opinion and suggestion for moving forward with Mr. Downes' voluntary merger requests. The Planning Board then discussed the suggestions with the Attorney during a non-meeting, and then brought Mr. Downes in to review the suggestion of the Attorney to deny the voluntary merger requests, and to instead pursue a subdivision request with waivers. Mr. Downes will come back before the board to discuss the subdivision application and waivers only conceptually at the Planning Board's next business meeting, scheduled for April 21<sup>st</sup>.

Dick Gardner made a **motion** to deny Daniel Downes' applications for voluntary merger, **seconded** by Don Bormes. The motion passed with only one No, Selectman John Olmstead, as he was not familiar with this matter.

- c. **Review of draft Economic Development Plan and discussion on how to implement** – A copy of the Economic Development chapter of the Master Plan was provided to each

PB member, but due to time constraints the members should review on their own and then discuss at the next meeting. Chair Evelyn Auger noted that a lead person needs to be appointed for carrying out economic development and the Planning Board members agreed that role would be best handled by the Town Planner. Selectman John Olmstead stated that he would report this to the Select Board.

- d. **Discussion of Planning Board member status, membership terms and election of officers** – Chair Evelyn Auger stated that her term as Chair of the Sanbornton Planning Board is up. Dick Gardner made a **motion** to re-appoint Evelyn Auger as the Chair. Don Bormes **seconded** the motion and the **motion passed unanimously**.

#### **Old Business**

- a. **Update regarding Bull Fish Investments LLC request for special exception for commercial gravel pit operation on Johnson Rd** - Bull Fish Investments' Attorney Robin Nadeau let the Town Planner know that her clients will not be ready for a public hearing in front of the ZBA until May.
- b. **Discussion regarding Senior Housing amendment to Zoning Ordinance, Article 4, Section BB** – Town Planner Bob Ward stated that the Senior Housing amendment passed by only ten votes and that there could be several reasons why it passed so narrowly. Dick LeClerc noted that some voters seemed to be confused by the “density circles” described in the amendment. Chair Evelyn Auger stated that one person was confused by the mention of the intersection of Currier Road and Rt 132.

Dick LeClerc stated that some speakers at the public hearing about Senior Housing felt that taxes would be higher due to Senior Housing but he feels the opposite is true. He also stated that several nearby senior housing developments that he has researched pay a yearly rate to the town in lieu of taxes. Town Planner Ward stated that an arrangement such as this in Sanbornton may dissuade voters from being in favor of Senior Housing.

**Meeting adjourned.** Will Ellis made a **motion** to adjourn the meeting at 9:45 pm. Don Bormes **seconded** the motion and motion passed unanimously.

The next meeting is scheduled for Thursday, April 7<sup>th</sup>, 2016 at 7:00 p.m. to be held at the Sanbornton Town Offices.

Respectfully submitted,

Audry Barriault