

DRAFT

Minutes / Workshop Meeting

Sanbornton Planning Board

Date/Time: Thursday, March 3, 2016 at 7:00 PM

Place: Town Office, 573 Sanborn Road, Sanbornton NH

Members Present: Evelyn Auger, Don Bormes, Will Ellis and Dick Gardner

Alternates Present: Justin Barriault

Others Present: Steven Melbourne, Paul Litchfield and Town Planner Bob Ward

The meeting was called to order by Chair Auger at 7:00 pm.

Approval of draft Planning Board meeting minutes from 02/18/2016:

Don Bormes moved approval of the minutes as presented, Dick Gardner seconded, and the minutes were approved with three yes votes and one abstention.

Consideration of Request for CZC Permit as per RSA 674:41:

Property owners, Brian and Lynda Allen, had requested a “building” (CZC) permit for a project located and accessing off of a private shared driveway off of Cogswell Road. The property is identified as Tax Map 17, Lot 45. The Zoning Administrator, as required by RSA 674:41, had referred this matter to the Planning Board for consideration and recommendation to the Board of Selectmen. The proposal was presented to the Planning Board by the property owners’ design consultant Steven Melbourne. After extensive discussion, Dick Gardner submitted a motion for the Planning Board to recommend to the Board of Selectmen that they authorize the Zoning Administrator to process a permit application from the property owners for the proposed construction project. Don Bormes seconded the motion and it was approved unanimously.

Update on Planning Board’s report to Town Annual Report:

Town Planner Bob Ward reported that the Planning Board’s annual report to the Town Annual Report had been completed but was not received by the publication deadline and therefore was not contained in the Annual Report. He indicated that this was due to his hours being reduced and therefore insufficient time to complete all tasks in a timely fashion.

Discussion re Possible Amendments to Boundary Line Adjustment Requirements:

The Planning Board reviewed and discussed the matter of possible amendments to the Subdivision Regulations’ requirements relative to Boundary Line Adjustments. After extensive discussion, the Board decided to ask the Board’s attorney to provide guidance and input. The Board specifically wanted to have the attorney’s opinion concerning the requirement of “land conservation area” set-asides and road frontage requirements.

Discussion re Community Facilities Chapter in Master Plan:

Will Ellis asked for clarification of the proposed Community Facilities as mentioned in the Planning Board's Annual Plan of Work. Town Planner Bob Ward answered that this work item was included in the Annual Plan of Work which was considered by the Planning Board in 2014 and that it was proposed only as an up-date of the Community Facilities Chapter which was included in the previous 1995 Sanbornton Master Plan.

Discussion re Proposed Senior Housing Section Amendment to the Zoning Ordinance:

Guest Paul Litchfield addressed the Board, raising several issues associated with senior housing development. He asked for clarification on various aspects of the proposed senior housing section.

Report on Proposed Winnisquam Watershed Planning Initiative:

Town Planner Bob Ward reported on the recent "discussion meeting" concerning a possible watershed planning program for the Lake Winnisquam watershed as proposed by the Lakes Region Planning Commission (LRPC). The meeting was attended by Town Planner Ward on January 21, 2016. Municipal planners from communities throughout the Winnisquam watershed attended and he handed out a copy of the meeting minutes to Board members. The LRPC stated that it would not proceed with the watershed planning program unless the communities within the watershed supported the initiative. The Board voted to send a letter to the LRPC indicating that the Sanbornton Planning Board supported the proposed program in concept only and that the Town of Sanbornton was not committed to providing any funding for the program and was also not committed to taking any specific action.

Adjournment:

The meeting was adjourned at 8:50 PM.

Respectfully submitted,
Robert Ward
Town Planner