

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

**Meeting Date and Time:** Thursday, February 4<sup>th</sup> 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

Alternate Members present: Justin Barriault

Regular Members absent: Dick Gardner, Selectman Johnny Van Tassel

Alternate Members absent: Gail Morrison, Jody Slack

**Others present at the meeting:** Selectman Dave Nickerson in place of Johnny Van Tassel (Town Planner Bob Ward was absent due to illness)

**Seating of Alternates for absent Regular Members:** Justin Barriault seated for Dick Gardner

**New Business**

- a. **Presentation of SEDAC chapter for Master Plan** – Selectwoman Karen Ober outlined the SEDAC report (not the final draft) that has been worked on by volunteers as well as Town Planner Bob Ward. Chair Evelyn Auger mentioned that she tallied up just the meeting hours that have been attended by the SEDAC Committee volunteers (not including the Town Planner), and if the volunteers were paid \$20 per hour, a total of over \$8,900 in wages would have been paid. This is not including the hours of work and research completed outside of the meetings. Chair Auger noted that this free work done on behalf of the Town is very valuable.

Outlined in the SEDAC report was an introduction authored by Ian Raymond, a synopsis of the many home-based businesses in the Town, a section quoting other neighboring towns' own Master Plans, and a section dedicated to strengths, weakness, opportunities and challenges of economic development in Sanbornton. Selectwoman Ober noted that the main challenges are high energy costs, the perception of Sanbornton as a bedroom community, and lack of previous planning. She mentioned proximity to I-93 as a strength, and noted agri-business as an opportunity, and Selectman Dave Nickerson mentioned that ATVing could also be an opportunity, as trails already exist in the Town and the ATVing business is very strong in northern New Hampshire.

Ian Raymond stated that he feels the area around Exit 22 is a prime location for commercial development, as the Town has very little commercially zoned areas, and those that are zoned commercially are slow to develop. Pete Drouin mentioned the Johnson Road area as being a good location for commercial development, but there is no sewer or water available. Selectwoman Karen Ober stated that Steele Hill Resorts is a thriving business which doesn't have any Town sewer or water, so it is possible, but it takes good planning.

Selectman Dave Nickerson asked about the timeline for implementing the SEDAC Committee's plan. Selectwoman Ober responded that the Planning Board will need to review the final draft which Town Planner Ward has a copy of, there will need to be a public hearing to accept the chapter as part of the Master Plan, and then the committee has also agreed that a point person needs to be named to carry out the plan. Joe Thornton stated that he feels the plan needs to get off the ground within one year or else it will never get done. Ian Raymond mentioned that part of the plan is to advertise a listing of available properties that are commercially-zoned, and somebody would need to be in charge of that.

Chair Evelyn stated that the Town Planner would normally be the point person in a project such as this, but his hours have been cut and he is already stretched thin. She noted that excellent work has been done by the SEDAC Committee, free of charge to the Town, but if there is not a person to implement the plan the work will have been for nothing. Selectman Nickerson mentioned that the town of Boscawen has made strides in promoting economic development and has a point person to answer questions from any commercial entities wanting to do business within the town, such as an organic poultry farm which was approved last year.

Don Bormes mentioned that the point person in question in Boscawen is a full-time employee and has an assistant, which is the kind of support that would be needed in Sanbornton as well. Selectwoman Ober noted that the Town needs to invest in this plan if they want it to be successful. Don Bormes also mentioned that the person carrying out the SEDAC plan would need to be well versed in land use regulations, which the current Town Planner is. He stated that he feels the Town Planner should be utilized to fulfill the SEDAC plan until it is too large of a project, and then additional personnel can be brought in to assist. Selectman Dave Nickerson stated that he feels someone with more knowledge would be needed for this endeavor, and Chair Evelyn Auger said she disagrees.

- b. Update regarding Budget Committee meeting** – Chair Evelyn Auger stated she attended the recent Budget Committee meeting where the Planning Board's request for additional hours for the Town Planner were denied. She stated that there was no reasoning given by the Budget Committee for their decision and that no vote was taken. Chair Auger stated that she is prepared to bring this up at the Town Meeting in March.

**Meeting adjourned.** Will Ellis made a **motion** to adjourn the meeting at 8:30 pm. Justin Barriault **seconded** the motion and motion passed unanimously.

The next meeting is scheduled for Thursday, February 18th at 7:00 p.m. to be held at the Sanbornton Town Offices.

Respectfully submitted,

Audry Barriault