

MINUTES
Regular Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, January 21, 2016 at 7:00 PM

Meeting Place: Town Offices, 573 Sanborn Road, Sanbornton, N.H.

The regular meeting was called to order by Chair Evelyn Auger at 7:00 PM

Roll Call

Regular Members present: Will Ellis, Dick Gardner, Chair Evelyn Auger,
Selectman Johnny Van Tassel

Alternate Members present: None

Regular Members absent: Don Bormes

Alternate Members absent: Gail Morrison, Justin Barriault, Jody Slack

Others present at the meeting: Town Planner, Bob Ward

Approval of draft Planning Board minutes from 1/7/2015 and 1/14/2016 – Dick Gardner made a **motion** to approve the draft minutes of 1/7 with one correction to the Roll Call. Johnny Van Tassel **seconded** the motion and the **motion passed unanimously**. Dick Gardner made a **motion** to approve the draft minutes of 1/14 with changes made to motions and votes noted incorrectly. Johnny Van Tassel **seconded** the motion and the **motion passed unanimously**.

New Business

- a. **Pre-application discussion for building permit at Pirate's Cove on Route 3** – Bill Otto, owner of Pirate's Cove, explained that he would like to take out the current bumper boat pool and put in batting cages. The change would not affect the layout of the land at all and not eliminate any parking, and there would be no lighting added. Mr. Otto's plan is to have a pole in the middle of the batting cages with a net coming down to the top sides of the fence. Chair Evelyn Auger asked which direction the balls would be hit, and Mr. Otto responded that they would be away from Route 3 towards a swampy area behind the mini golf park.

Town Planner Bob Ward asked the Board if they would like to have a public hearing and require site plan review for this project, notifying abutters. Will Ellis stated that he would want to be notified if he was an abutter. Chair Evelyn Auger mentioned that it would be good to have a public hearing and notify neighbors so that those neighbors could not complain in the future about not being notified of the construction and changes being made. Mr. Otto stated that he would like to start construction in May, and he will see the Town Planner next week for a proper application.

Chair Evelyn Auger made a **motion** for a required site plan review, and Will Ellis **seconded** the motion. The only No vote was Dick Gardner. The **motion passed**.

- b. **Final discussion re Senior Housing and Zoning Ordinance, Article 4, former Section Q** – Town Planner Bob Ward notified the Planning Board that he has submitted the final draft of the Senior Housing Ordinance that was worked on at last week's meeting and it has been posted online and in the Town Offices. Will Ellis stated that he still had some concerns about the sections that were worked on, and Dick Gardner noted that the sections were all voted on the previous week. Will Ellis stated that there were motions

made at the previous week's meeting that were unclear, and he feels that there are still some sections that need further revision. Town Planner Bob Ward reminded the Planning Board that any changes can be made after the public hearing on February 1st.

- c. **Review of Mr. Dan Downes' statements from January 13th Select Board meeting** – Chair Evelyn Auger provided copies of the minutes from the Select Board's January 13th in which Mr. Dan Downes made some statements about the Planning Board in regards to his pending applications for voluntary merger. Chair Evelyn Auger stated that she disagrees with the statements made and will be listening to the same recordings that Mr. Downes said he had listened to. Johnny Van Tassel mentioned that it would be in the best interest of both parties if the Planning Board could come to an agreement with Mr. Downes about the voluntary merger requests, and Dick Gardner stated that the Planning Board had met with its attorney Bernie Waugh the previous week and said the same thing. Chair Evelyn Auger echoed this statement, but said that the Planning Board cannot go against state statutes regarding land mergers. Town Planner Bob Ward stated that there will be a public hearing scheduled to discuss the merger applications in the near future.
- d. **Request for building permit of 2-car garage at 65 Lakeside Drive,**– Town Planner Bob Ward asked for the Planning Board's recommendation to the Select Board for him to approve a building permit of a 2-car garage on at 65 Lakeside Drive, a non-town maintained road, outlined in RSA 674.41. The property is owned by Ruth Berman. Town Planner Ward stated that the required Hold Harmless agreement has been signed. Dick Gardner made a **motion** for the recommendation from the Planning Board to the Select Board. Johnny Van Tassel **seconded** the motion and the **motion passed unanimously**.

Planner's Update

- a. **Lakes Region Planning Commission Meeting** – Town Planner Bob Ward notified the Planning Board that he attended the Lakes Region Planning Commission meeting on Watershed Planning. He stated that the Regional Planning Commission is seeking letters of support from the seven towns around Lake Winnisquam for pursuing EPA funding for a water study. Dick Gardner asked if the study would require actual funds from Sanbornton if the Planning Board was to approve to have a letter of support sent. Town Planner Bob Ward said that he was unsure but that it would be primarily headed by the Regional Planning Commission

Dick Gardner made a **motion** for Town Planner Ward to send a letter of support on behalf of the Planning Board, but stated that the letter should explain that Sanbornton has no funding to add for this study. Johnny Van Tassel **seconded** the motion and **the motion passed unanimously**.

Meeting adjourned. Evelyn Auger made a **motion** to adjourn the meeting at 9:25pm. Dick Gardner **seconded** the motion and **the motion passed unanimously**.

The next workshop meeting is scheduled for Thursday, February 4th 2016 at 7:00 p.m. to be held at the Sanbornton Town Offices.

Respectfully submitted,

Audry Barriault