

**DRAFT**

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

**Meeting Date and Time:** Thursday, January 14, 2016 at 6:00 PM

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

The regular meeting was called to order by Chair Evelyn Auger at 6:40 PM

**Roll Call**

Regular Members present: Will Ellis, Dick Gardner, Chair Evelyn Auger

Alternate Members present: Justin Barriault

Regular Members absent: Selectman Johnny Van Tassel, Don Bormes

Alternate Members absent: Gail Morrison, Jody Slack

**Others present at the meeting:** Town Planner, Bob Ward

**Seating of Alternates for absent Members:** Justin Barriault was seated in place of Don Bormes

**New Business**

- a. **Final discussion of Senior Housing and Zoning Ordinance, Article 4, former Section Q re senior housing** – The Planning Board discussed the final sections needing reworking for the Senior Housing amendment, the first and only public hearing for which is scheduled for February 1, 2016. Will Ellis provided photos of developments set back from a main road at varying lengths, and stated that 200 feet is not that far when it comes to a front setback, and the rest of the members agreed. For the side and rear setbacks, Town Planner Bob Ward stated that the Deerfield ordinance for Senior Housing requires 50 feet, and Sanbornton's current ordinance requires only 10 feet. Chair Evelyn Auger stated that a 50-foot setback requirement would make it appear as though the Town is making its land unusable to the buyer.

Will Ellis made a **motion** for a 50-foot side and rear setback. Justin Barriault **seconded** the motion. Will Ellis and Justin Barriault voted Yes, Chair Evelyn Auger and Dick Gardner voted No. The **motion did not pass**.

Dick made a **motion** for a 30-foot side and rear setback. Chair Evelyn Auger **seconded** the motion. Will Ellis was the only No vote. The **motion passed**.

Town Planner Bob Ward explained that the previous Senior Housing ordinance allowed for the Planning Board to approve location of a Senior Housing development but that recently some members stated that they wanted the ordinance to be more specific. Will Ellis stated that a more specific ordinance would allow for both developers and the Town to not waste time and resources on approving a location. Dick Gardner asked if the ordinance could be allowed in all zones by special exception. Town Planner Ward stated that the main purpose of a Special Exception is to protect abutters from being impeded on or suffering devaluation of property and therefore is not appropriate in the case of Senior Housing.

**Meeting adjourned for conference with counsel regarding another matter at 7:30PM. Meeting readjoined at 9:00PM.**

The Planning Board discussed each zone in the Town and its viability as a location for Senior Housing. Town Planner Ward proposed not limiting Senior Housing to specific zones, but to proximity from the Town Square, i.e. the Fire Station. Town Planner Ward referenced Deerfield's ordinance regarding density, which allows for greater density towards the center of town, and less density further from the center of town, as discussed at the last Planning Board meeting.

Justin Barriault made a **motion** for a maximum of 3 dwellings per acre within the first 2 miles from the Fire Station, 1 unit per acre between 2 and 3 miles from the Fire Station, and no Senior Housing developments allowed outside the 3-mile radius from the Fire Station. Chair Evelyn Auger **seconded** the motion. The **motion passed**, with Dick Gardner abstaining.

In regards to maximum stories of a senior housing dwelling to be allowed, the Planning Board agreed on 2 stories above finish grade.

For the maximum of living units per building, Town Planner Ward referred to the Deerfield ordinance which allowed for a maximum of 4 units per building. The Planning Board agreed that this was appropriate.

The Planning Board agreed on a 2-bedroom maximum per unit.

**Meeting adjourned.** Chair Evelyn Auger made a **motion** to adjourn the meeting at 9:30pm. Dick Gardner **seconded** the motion and **the motion passed unanimously.**

The next public Meeting is scheduled for Thursday, January 21st, 2015 at 7:00 p.m. to be held at the Sanbornton Town Offices.

Respectfully submitted,

Audry Barriault