

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday October 5th at 7:00 PM

Meeting Place: Meeting Room, Sanbornton Town Offices

The meeting was called to order by Don Bormes at 7:00 PM

Roll Call

Regular Members present: Don Bormes, Dick Gardner, Selectman Karen Ober, Will Ellis

Alternate Members present: Justin Barriault

Alternate Members absent: Jody Slack

Others present at the meeting: Contract Town Planner, David Jeffers

Approval of draft Planning Board minutes from 9/21– Selectman Karen Ober made a motion to approve the draft minutes of 9/21. Dick Gardner seconded the motion and the motion passed unanimously.

New Business

a. Conceptual Plan meeting – Dan & Julie Mills (Lots 16-59/59-3/59-4) – Surveyor Ron Johnson explained that Mr. Mills would like a boundary line adjustment that will accomplish removing the current boundary line out of his front yard (he also owns the neighboring lot and plans to sell it in the future). Because of an existing septic system, Mr. Mills explained that the new line needs to curve around this and then continue. He also stated that this will allow him to preserve as much of his existing hay field as possible. Don Bormes stated that he would rather the line be straight for future surveying purposes, and Mr. Mills again explained that he wants to keep the septic system on his property and that this boundary line is following a stone wall. Will Ellis stated that Mr. Mills may want to consider widening the driveway for this parcel of land in case he is able to subdivide the property later. Karen Ober and Justin Barriault stated that they are fine with the current plan that Mr. Mills is proposing.

Old Business

a. Update on Giguere Auto – Dick Gardner explained that he has reviewed the existing site plan for Giguere Auto, and stated that the Planning Board nor the ZBA specifically defined “impervious surface” to include parked vehicles. He asked Planner Jeffers if there are formal recognized definitions of impervious surface. Planner Jeffers provided definitions from various sources but no ordinances in NH mention vehicles specifically though some mention “roofed structures”. Selectman Ober asked how the Board will handle discrepancies in the written site plan and what Giguere Auto has actually been doing, i.e. parking cars on grass. Planner Jeffers suggested asking Giguere about this when they present their new site plan, as well as putting conditions in any new site plan they propose to let the Zoning Enforcement Officer manage.

b. Development of Regional Impact – Selectman Ober stated she had voiced the concerns of Sanbornton residents at Tilton Planning board meetings regarding the rehab facility, but they voted Yes on the site plan with 20 stipulations, i.e. violent criminals would not be admitted. She explained that families in that area moved there because it was an agricultural zone and are now worried about home values dropping because of the facility.

c. Update on potential solar energy project – Planner Dave Jeffers explained that he met with the Applicants from NH Solar Garden to discuss the site plan process. He stated that he made it clear that he is not the decision maker and that the proposal would be approved by the Planning Board and ZBA. The newest concept is for 14 solar arrays, each 1 megawatt, outlined in a preliminary sketch provided by Planner Jeffers to the Board. This would span 3 different zones – Forest Conservation, Agricultural and Historical District. Dick Gardner stated that he would like a basic outline of the proposal before a conceptual consultation and thinks the Board needs experts in this field to assist. Don Bormes noted that he would like more information as well. Justin Barriault stated that the Board

should meet with the Applicants and see what they have to say first. Planner Jeffers stated that multiple conceptual consultations would probably be needed in this case. Karen Ober suggested reaching out to several residents who have knowledge of solar energy projects that may want to be involved, and she and Dick Gardner will work on doing this. Planner Jeffers will let the Applicants know they can plan on a conceptual consultation for the November 16th meeting.

Other Business

a. Planning Board members – Vice Chair Don Bormes explained that a new Chair is needed now that Evelyn Auger has stepped down from the Board, and stated he does not have time for the position but will continue on as Vice Chair. He suggested Dick Gardner be the new Chair, who declined, as did Will Ellis. He also made a motion to recommend to the Board of Selectmen that Justin Barriault be a full member of the Planning Board. Dick Gardner seconded the motion and the motion passed unanimously. A letter of recommendation will be submitted from the Planning Board to the Board of Selectmen.

b. Planning Board budget – Planner Jeffers provided the Board with its budget for FY19, and explained that some monies have been moved from the Planner salary to clerical Planning work that will be hired for/assigned by the Selectmen. Don Bormes suggested another line be added for legal fees or consultants, specifically for the solar project, which would be paid for by an Applicant (but a budget line is still needed). Dick Gardner made a motion to approve the budget with an adjustment made to FICA/Medicare and with the addition of a legal fees/consultants line. Selectman Ober seconded the motion and the motion passed unanimously.

c. Upcoming meetings – Planner Jeffers stated that Tilton Trailers will be presenting a site plan at the next meeting. A conceptual consultation for a 5-lot subdivision is also on the agenda for that meeting.

Meeting adjourned at 9:45pm. The next meeting is scheduled for Thursday, October 19th at 7:00

Respectfully submitted, Audry Barriault