**MINUTES**

**Business Meeting**

**Sanbornton Planning Board**

**Meeting Date and Time:** Thursday, May 17th, 2018 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, Selectman John Olmstead, Will Ellis, Dick Gardner

Alternate Members present: Debra Schneckloth, Jody Slack (seated for Justin Barriault)

**Others present at the meeting:** Town Planning Assistant, Steve Laurin

**Approval of draft Planning Board minutes from 5/3** – Selectman Olmstead made a motion to approve the draft minutes of 5/3 with changes. Will Ellis seconded the motion and the motion passed unanimously.

**New Business**

**a. Conceptual Consultation – Ground-mounted solar energy system at 160 Bay Rd –** Property owner Andrew Johnsen explained that he was planning on putting in some solar energy arrays but was not sure that he would meet all the requirements of the new Solar Energy Ordinance. He wanted to check with the Board before moving forward because it is a big investment. Mr. Johnsen provided aerial photos of his property and a map provided by a solar company and asked if a surveyor would be needed as it is very costly. He stated that he meets all setbacks though the exact footage shown on the map may not be exact. Dick Gardner stated that the information presented by Mr. Johnsen is sufficient and that he doesn’t feel the Board needs to require a surveyor, and that many of the requirements in the Ordinance apply to a large commercial solar operation rather than residential, i.e. lighting, signage and contour lines shown on a surveyor’s map. Mr. Johnsen provided a mock-up of what the panels would look like on his property, which are about 10 feet tall and 40 feet long altogether, and stated that the area is well buffered from neighbors. He noted that the line connecting the panels to the home would be underground, and Jody Slack stated that he should call DigSafe to make sure there are not any underground utilities first. Dick Gardner suggested that Mr. Johnsen speaks to his neighbors about this proposed project, and Mr. Johnsen responded that he will.

Dick Gardner stated that the Board’s definition of “commercial” needs to be defined, and noted that the NHSEA model solar ordinance defines commercial as a size. He also noted that perhaps Sanbornton’s ordinance should include different requirements for large “tracker” solar energy systems versus ground-mounted solar arrays. Debra Schneckloth asked if solar erosion would be an issue because of runoff from the panels, and Jody Slack stated that it would be no different than rain runoff from the roof of a house. Dick Gardner stated that he feels ground-mounted panels are pervious as groundwater recharge takes place around each of them. Will Ellis asked why a deck is considered impervious in that case, as there is space between each board which rain can run through.

Debra Schneckloth stated that she is concerned that one applicant may have many requirements waived and then the next applicant would need to adhere to those requirements. Jody Slack responded that the Board reviews each application on a case-by-case basis and uses its best judgment in deciding what can be waived. Debra stated that she would like the Board to be consistent when waiving requirements and Dick Gardner explained that members would have to have good reasons for waiving requirements in certain instances.

**Other Business**

**a. Proposed driveway ordinance –** Selectman Olmstead explained that Highway Department Director Johnny Van Tassel would like the Planning Board to adopt regulations related to driveways, and would like bonds to be required for heavy trucks, such as when logging trucks damage roads during timber cuts. He stated that Johnny believes the Planning Board provides driveway permits but they do not. Dick Gardner stated that the Planning Board asks for driveways to be shown on site plans but that’s it. The Planning Board agreed that this is a Board of Selectmen/Highway Department issue and will not be pursuing it.

**Planners Update**

**a. Joint Land Use Boards meeting –** The annual joint land use boards meeting will take place on Thursday, August 2nd at the library, Steve Laurin will coordinate.

**b. Planning Board clerk position –** Selectman Olmstead stated that the BOS discussed funding the position only if the number of PB applications increases to the point that the Planning Assistant needs help.

**c. Adult rehab facility in Tilton –** Dick Gardner asked if someone is still monitoring this case in Tilton, as Sanbornton is considered an abutter and Karen Olmstead was reporting back to the PB on it. Selectman Olmstead explained that Karen has agreed to keep monitoring it but that he doesn’t think it is moving forward any longer.

**Meeting adjourned at 8:30 pm. The next meeting is scheduled for Thursday, June 7th.**

Respectfully submitted, Audry Barriault