

**MINUTES**  
**Business Meeting**  
**Sanbornton Planning Board**

**Meeting Date and Time:** Thursday, September 21, 2017 at 7:00 PM

**Meeting Place:** Town Offices, 573 Sanborn Road, Sanbornton, N.H. 03269

The regular meeting was called to order by Planning Board Chair Auger at 7:02 p.m.

**Roll Call**

Regular Members present: Chair - Evelyn Auger, Don Bormes, Dick Gardner, Will Ellis and Selectman Karen Ober

Alternate Members present: None.

Regular Members absent: None

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

**Others present at the meeting:** Planner, Dave Jeffers, Bo Rudzinskyj and Natalie Rudzinskyj.

**Seating of Alternates for absent Regular Members – None.**

**Approval of minutes of September 7, 2017 Sanbornton Planning Board meeting**

- Don Bormes made a **motion** to accept the meeting minutes of 9/7/17 with the addition of the word “not” to the last sentence of the solar garden discussion.

Selectman Ober **seconded** the motion and the **motion passed unanimously.**

**Old Business**

- a. **Tom Morrison and Dan & Julie Mills (Lots 16-59/59-3/59-4) Revocation of Planning Board Approval for Boundary Line Adjustment** - Planner Jeffers explained that he held a conceptual discussion with Ron Johnson of the boundary line adjustment plus discussed two additional boundary lines for two separate lots. Ron Johnson has done some of the legwork at the County Registry and has worked through the Town’s checklist. Planner Jeffers stated they will be submitting a request for the revocation and a boundary line adjustment next week with waivers. Planner Jeffers asked the members of the PB if there was a fee for the revocation or just the boundary line adjustment? Planner Jeffers noted the reason they are moving the boundary is because one of the pins is located in a driveway but moving the lines will create one of boundary lines to be on the septic and Mr. Johnson will be drafting language in case the property ever changes hands. Dick Gardner replied the issue with the boundary line being on the septic never came up during the conceptual and the line should be 75 feet away from the septic. Chair Auger stated she would be more comfortable seeing the plans because then we have the details and suggested adding a fee for revocations

to the board's fee schedule. After a brief discussion the PB agreed the regular fees would apply.

### **New Business**

- a. **Conceptual Plan meeting – Bo Rudzinskyj - 158 Cram Road (19.5 acres total)** - Mr. Rudzinskyj stated he has been a resident for 33 years, he is proposing to subdivide his 19.5 acre parcel and would like to turn the driveway into a right-of-way for access to one or two additional lots. Mr. Rudzinskyj explained that the driveway has handled logging equipment for a long time and would not be two lanes but a private drive, which will not exceed 1,000 feet from Cram Road. Mr. Rudzinskyj provided the PB with three options; Option #1 is two, 3+/- acre lots, Option #2 is one, 7.5 acre lot and Option #3 is one, 5.5 acre lot. Mr. Rudzinskyj stated his preference would be option #1 and he would retain the exterior/outside section of the logging trail for maintenance, which would also provide a buffer zone to abutters. Chair Auger replied the problem is that this property is in the agricultural zone and needs 220' feet of frontage for each lot of record. Don Bormes added the Town's ordinance does not allow the board to approve this, so it is out of our hands. Planner Jeffers stated the State has provisions for private roads but the Board of Selectmen has to approve the road. Mrs. Rudzinskyj asked if cluster development could be an option? Chair Auger suggested they discuss it with the Town Planner. Mr. Rudzinskyj explained that he wants it to be a private road and he is sure there are others in Town. Mr. Rudzinskyj stated he did not know about the frontage requirements when he purchased the property and asked what his options are? Selectman Ober noted they would need a variance to reduce the road frontage for additional lots. There was a brief discussion of previous ZBA decision regarding the Rudzinskyj's property and the potential for detached accessory dwelling units in the near future (2-3 years). Mrs. Rudzinskyj explained the subdivision would be for family, due to the high costs to place family members in a nursing home. Chair Auger suggested the Rudzinskyj's review the ZBA's Notice of Decision and noted the board needs to have another discussion regarding "flag lots". Dick Gardner added that the developer unfortunately landlocked the property. Planner Jeffers referred to RSA 674:41 and suggested they review the road standards in the subdivision regulations.

### **Other Business**

- a. **Update on Development of Regional Impact in Tilton** - Planner Jeffers stated an email was sent to the PB yesterday and there is now a separate website for all of the information related to the Tilton Adult Care Facility. Selectman Ober stated she feels that an appeal will be filed with the Courts.
- b. **Update on Giguere Auto stormwater maintenance** - No update at this time. Dick Gardner to follow up.

### **Planner Update**

a. Correspondence – *Amazon Headquarters*, It has been suggested that Kaulback Road will be a great location for Amazon’s second headquarters, which would bring 50,000 new jobs to the area.

*Solar Garden* - Mark Laroque has offered to assist the Town in the review of the NH Solar Garden Plans.

*Resignation* - Chair Auger tendered her resignation effective September 30th.

*Budget* - Selectman Ober suggested clarification be sought from LRPC’s Jeff Hayes for the Town Planner and clerical services, so the board has the right figures. Chair Auger stated she feels the board is getting behind on things, while they have been dealing with other small items for the past two years. Dick Gardner stated he feels the board will need consulting services for the Solar Garden plus more hours for the Town Planner. Planner Jeffers replied he would get preliminary budget figures.

b. Up coming meetings of interest to the PB – None at this time.

**Meeting Adjourned**, Selectman Ober made a **motion** to adjourn the meeting at 9:04 p.m. Dick Gardner **seconded** the motion and the **motion passed unanimously**.

Next Meeting is scheduled for Thursday, October 5, 2017 @ 7:00 p.m. to be held at the Sanbornton Town Office.

Respectfully submitted,  
April Rollins, Recording Secretary