

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, September 20th, 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: Will Ellis, Don Bormes, Dick Gardner, Selectman John Olmstead, Jody Slack

Alternate Members present: Debra Schneckloth

Others present at the meeting: Town Planning Assistant, Stephen Laurin

Approval of draft Planning Board minutes from 9/20 – Selectman Olmstead made a motion to approve the draft minutes of 9/6 with corrections. Jody Slack seconded the motion and the motion passed unanimously.

New Business

a. Conceptual Consultation - Lot Line Adjustment for Elaine Swain, Mona Dearborn, et al., Tax Map 16, Lots 15/16 - Michael Bemis of Steven Smith & Associates explained that he is the surveyor for Elaine Swain, who would like a boundary line adjusted between two parcels on Old Range Road. A composite map exists but there is no formal surveyed map, and to save his client money he would like to know if some requirements of the application can be waived since this would just be moving a lot line – i.e. requirements for topography, soil tests, wetlands mapping. He stated that the tax map shows the overall shape of the parcels, and a stonewall acts as one boundary. Dick Gardner stated that he doesn't think all of the subdivision application requirements will apply in this case and would be okay with waiving those that do not apply. Existing maps show different amounts – one says 218 acres and the other says 220 – and the Board agreed that they do need to know exactly how much land is being moved and the new totals.

b. Conceptual Consultation – Minor subdivision for Robert and Margaret Laflam, Tax Map 8, Lot 27 - Michael Bemis is the surveyor for Robert & Margaret Laflam, who would like to split a 22-acre lot into two 11 acre parcels. There is a survey plan on record. He asked if all subdivision requirements will be needed for this and Don Bormes responded that this application would need to adhere to the subdivision application requirements. Dick Gardner reminded Michael about the conservation set-aside requirement of 5% and requested that it be in a spot where the public can access the lake, since these parcels have lake frontage. Will Ellis stated that the applicant has authority to decide where they would like the set-aside to be, and Michael responded that he will let the applicant know the boards feelings about the location of the set-aside. Stephen Laurin explained that the current regulations state set-asides are intended to protect wildlife and natural habitats but do not mention recreation. Secretary Audry Barriault noted that Planning Board agendas that include applications that would require a set-aside are distributed to Conservation Commission members before the meeting in case they have input.

c. Discussion of Planning Board budget - Stephen Laurin outlined the Planning Board budget for FY20 and recommends increasing the advertising budget, and decreasing the lines for training, dues, subscriptions and travel. He asked the Board how they feel about leaving in the line item for administrative support; though it has not been needed he may need those hours if there is an influx of applications. Even with this left in the budget, the overall Planning Board budget will be less than

last year. Dick Gardner made a motion for Stephen Laurin to submit the budget as it appears now, including narratives to explain the increase in advertising and anywhere else necessary. Jody Slack seconded the motion and the motion passed, with Selectman Olmstead abstaining.

Dick Gardner left the meeting at 8:00pm; Debra Schneckloth was seated as a voting member.

Old business

a. Continued discussion of solar energy ordinance revisions - Debra Schneckloth recommended keeping the setback requirement at 15 feet for residential ground-mounted solar energy systems. She stated that she has sent an email to Clay Mitchell at NHSEA including this draft for his feedback and is awaiting a response. She stated that the table included in the draft ordinance she has created is taken from the NHSEA model ordinance. Will Ellis stated that he feels solar energy systems are structures, and structures in the zoning ordinance require a 10-foot setback; he does think they still need a 30-foot front setback. Don Bormes agreed. Debra stated that she would still like to see a 5-foot vegetation buffer. Will stated that not all residents see solar panels as an eyesore. He also noted that incentives for installing solar power are going away so this form of energy may not be as attractive in the future. Stephen Laurin noticed that there are no setback requirements in the zoning ordinance for the Historic Preservation District. Debra suggested using the 10-foot side/rear setback and 30-foot setback as requirements for these homes in the solar ordinance.

Stephen Laurin stated that the Board may want to consider a buffer because of a possibility of glare, though a buffer may not protect against this. He stated that the Board could consider requiring an applicant to show how glare will be prevented, and Will stated that that would be an unnecessary cost to the applicant as it would require engineering.

Will Ellis made a motion to require residential solar energy systems 10kW or less to adhere to the structure setbacks in the zoning ordinance without vegetation buffers. Jody Slack seconded the motion and the motion passed 4-1, with Debra Schneckloth voting No.

Stephen Laurin provided a note from Karen Bordeau of the Conservation Commission regarding some of her concerns related to the solar ordinance. Debra stated that most of her concerns are addressed in the new draft of the ordinance, including decommissioning plan. Debra stated that the Board should decide if solar panels are impervious or pervious, as this would affect that lot coverage limits. Will noted that there are no coverage limits for structures in the zoning ordinance and Don mentioned that there are only coverage limits for the aquifer district. Don noted that the City of Concord had turned down an application for a large solar energy system because they considered the panels to be impervious. Debra stated that she will ask Clay Mitchell at NHSEA about this issue as well before the next meeting.

Other Business

a. CIP Committee- Members are needed from the PB for the CIP Committee. Debra Schneckloth would like to participate, but if she cannot due to scheduling issues, Jody Slack will be a PB representative again as well as Dick Gardner.

b. Cell Tower bond – Stephen Laurin stated that the Planning Board needs to decide if the removal bond in the cell tower section of the zoning ordinance is adequate, and can discuss this at a future meeting. Don Bormes stated that he thinks this would be in the BOS purview.

Meeting adjourned at 9:20pm.

**Respectfully Submitted,
Audry Barriault**