

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, October 4th, 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

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

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 9/20 with corrections. Will Ellis seconded the motion and the motion passed unanimously.

New Business

a. Continued discussion of solar energy ordinance revisions - Debra Schneckloth stated that she has not received a response to her email to Clay Mitchell of the NHSEA regarding this solar ordinance draft and question of impervious versus pervious surface. Stephen Laurin explained that he recently attended a Model Solar Ordinance Law Lecture where Clay Mitchell spoke, and had said that the meaning of impervious and pervious is up to each town. Stephen also learned that the reason the large solar energy array was denied in the city of Concord was because of lot coverage limits, which is a separate issue from pervious or impervious surface. Lot coverage limits in Concord are intended to preserve aesthetics and this array was going to be in the agricultural zone. Clay Mitchell noted that DES is currently working on a definition of solar panels as pervious or impervious. Stephen noted that there is no lot coverage limit mentioned in the zoning ordinance and therefore it may be unfair to hold solar panels to a different standard. Debra stated that she thinks the lot coverage for solar should adhere to the zoning ordinance just as setbacks do, which says there is no limit.

Will noted that the Historic District is broken down into Village Historic and Rural Historic in the chart in the draft solar ordinance, and asked what the difference between these areas is. Stephen stated that the frontage requirements for each of these districts is different and is outlined in the zoning ordinance. Will stated that this should be updated on the zoning map, as right now it only shows the Historic District as one area with no distinction between Village or Rural. Debra noted that she will see if the Conservation Commission is meeting soon and if they would like to have input on the section related to ground-mounted solar in the Historic District, but will leave that in regardless.

Stephen Laurin noted that the Board may want to consider requiring a bond from a commercial solar company later on in the life of the solar array, since the purpose of the bond is for de-commissioning. Debra stated that there would be no incentive for a company to pay for a bond later on if they knew they were going to abandon a project. There is a section regarding the requirement of bonding in the draft solar ordinance and the Board agreed to leave that in.

Debra will update the draft ordinance with the above changes and bring to the next meeting to be voted on.

Old Business

a. Justin Barriault as Alternate – This was discussed two meetings ago but was not outlined in the minutes explicitly. Debra Schneckloth made a motion to recommend Justin Barriault as a Planning Board Alternate (formerly a full member) to the BOS. Dick Gardner seconded the motion and the motion passed unanimously.

b. CIP Committee Reps – Selectman Olmstead explained that the BOS is waiting to hear from the CIP committee on meetings dates before appointing Debra Schneckloth, as there may be a scheduling conflict. Dick Gardner will not be a PB rep on the CIP Committee this year.

Other Business

a. ADU Presentation – Dick Gardner explained that he attended a presentation in Concord regarding Accessory Dwelling Units. He explained that one of the main reasons to explore allowing detached ADUs is because of the housing shortage. Revisions to the ordinance regarding ADUs is on the Planning Board's list of priorities for this year.

Meeting adjourned at 8:40pm.

**Respectfully Submitted,
Audry Barriault**