

DRAFT

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

**Meeting Date and Time:** Thursday, October 18<sup>th</sup>, 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 10/04** – Selectman Olmstead made a motion to approve the draft minutes of 10/04 with corrections. Will Ellis seconded the motion and the motion passed unanimously.

**New Business**

**a. Discussion of draft solar ordinance revisions** - Andrew Keller of NH Solar Garden asked to speak (a non-agenda item) and Chair Bormes responded that he could have just a few minutes. Mr. Keller explained that he has some concerns about the draft solar ordinance that the Planning Board has been working on. He also is concerned that Debra Schneckloth is involved in this matter as she is an abutter to the Guintas and asked if she could be recused from the case tonight. Chair Bormes stated that she can only recuse herself and that nobody can request that of a Board member. Selectman Olmstead noted that any of these issues should be put in writing and provided to the Town Planning Assistant Stephen Laurin for the Board to consider.

**b. Subdivision Application: Guy & Marie Guinta/Anthony & Joseph Guinta; 87 Tower Hill Rd, Tax Map 22/Lot 15.001 and 65 Tower Hill Rd, Tax Map 22, Lot 19.001** - Debra Schneckloth recused herself from this case. Surveyor Scott Frankiewicz explained that the Guintas propose to consolidate two parcels, 9.6 acres and 3.06 acres and then subdivide into four parcels – 1.554 acres, 1.86 acres, 7.55 acres, and 2.42 acres. He explained that all parcels will meet frontage requirements and stated that the septic and well data has been submitted to DES; DES requested further data requiring a test pit. Dick Gardner asked which zoning district the parcels will be located within. Mr. Frankiewicz responded that they are partially in the Forest Conservation District and Historical District. Will Ellis asked if a conservation set-aside will be required as this is for a parcel over 10 acres. Dick Gardner stated that the original subdivision in 2008 would have required a set-aside and this should be on record already, and another 5% set-aside would not be required.

Stephen Laurin stated that not all soil types are shown on the plan, and frontages are not all shown either. Mr. Frankiewicz stated that these can be added and that he can also check on the set-aside at the Registry of Deeds. Stephen Laurin also noted that some missing checklist items on the application such as benchmarks, which Mr. Frankiewicz said will also be added, and suggested that he can complete any necessary additions and present to the Planning Board at a Compliance Hearing as some other towns do.

Jody Slack made a motion to accept the application as complete, pending any information that needs to be added to the plan and can be shown at the compliance hearing on November 15th. Dick Gardner seconded the motion and the motion passed unanimously.

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Chair Bormes opened the meeting up to public comment. Abutter Michelle Jackson stated that she is concerned the septic system shown in parcel 19.1-A does not comply with state regulations. Mr. Frankiewicz responded that it is not an issue and will comply with all state and local regulations. She also wants zoning districts to be shown accurately on the plan. Abutter Debra Schneckloth stated that she also wants septic systems to comply with regulations and have adequate setbacks from wetlands, and would also like the zoning districts shown on the plan as well as any existing wells.

Dick Gardner made a motion to approve the consolidation and subdivision application, pending a compliance hearing at the Planning Board's November 15th meeting to ensure the following items are added to the plan: Driveway cuts, granite bounds, benchmarks, zoning districts, culverts, frontages of new lots, existing well and septic locations, septic setbacks, soils notes, existing easements, and, as necessary, prior or proposed Land Conservation Area. Jody Slack seconded the motion and the motion passed unanimously.

**Meeting adjourned at 8:45pm.**

**Respectfully Submitted,  
Audry Barriault**