

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, March 7th 2019 at 7:00 PM

Meeting Place: Old Town Hall

The meeting was called to order by Don Bormes at 7:00 PM

Roll Call

Regular Members present: Jody Slack, Don Bormes, Selectman John Olmstead, Debra Schneckloth

Alternate Members present: Andy Sanborn

Absent: Justin Barriault

Others Present: Town Planning Assistant, Stephen Laurin

Approval of draft Planning Board minutes from 2-7 and 2-21 – Jody Slack made a motion to approve the draft minutes of 2-7 and 2-21 with corrections. Don Bormes seconded the motion and the motion passed unanimously. Stephen Laurin noted that the description of the meeting with NorthPoint Engineering on February 7th was correct but this item was on the agenda as review of applications in general, not a specific application.

New Business

a. Pursuant to RSA 674:41, 1(c), recommendation to Selectmen regarding use of Class VI road for access to 293 Mountain Road, Tax Map 8, Lot 1 with existing home and buildings – (Andy Sanborn was seated in place of Will Ellis). Don Bormes explained that other cases have been taking up the Planning Board's time at Business Meetings so he is allowing this on the agenda tonight at a Workshop Meeting. Stephen Laurin stated that this home is pending sale and there is no CZC on file and no Hold Harmless Agreement, but one will need to be issued to the current owner, Cherie Braley, before closing. Don Bormes noted that this is a formality as he assumes all proper forms were submitted when the home was constructed. Cherie asked if the new owners will need to submit a Hold Harmless Agreement as well as Stephen responded No, this will stay with the property record regardless of owner. Andy Sanborn made a motion to recommend that the Select Board allow the permitting officer to issue a CZC to Cherie Braley. Jody Slack seconded the motion and the motion passed unanimously.

b. Discussion regarding search for additional firms to perform engineering review services; Correspondence from Steven Keach, P.E., Keach-Nordstrom Associates, Inc. – (Debra Schneckloth recused herself from this discussion). Stephen explained that he spoke with Steve Keach of Keach-Nordstrom Associates regarding possibly doing engineering reviews, and provided a sample technical review for an Aroma Joe's in Amherst from that firm. Andy stated that he feels any technical review for a Sanbornton project will be about drainage, soil, and erosion control. Jody stated that NorthPoint had solar array experience which will be useful, and Don noted that he feels either firm would do a good job but NorthPoint came to a meeting and seemed interested in doing the work. The Planning Board reaffirmed their vote to use NorthPoint Engineering.

c. Planning Board discussion of detached Accessory Dwelling Units (ADU) – (Deb returned as voting member). Stephen explained that changes to the Town's ordinance regarding ADUs is on the Planning Board's priority list; the State statute allows towns to require additional acreage for detached ADUs and allow or not allow detached ADUs. He stated that the current ordinance states that only one driveway is allowed for access and Jody stated that requiring detached ADUs to be a certain number of feet from the main residence would allow the ordinance change to be more palatable to voters. Andy stated that if detached ADUs were permitted then they would require a Life Safety inspection, so they would be safer than non-permitted ADUs that already exist. Stephen noted that Sanbornton's current ordinance states that

the area between the main residence and ADU must be “internal” but Don stated that this should be updated as an open breezeway has been acceptable. Deb will provide examples of ordinances from other towns that allow detached ADUs.

Other Business

a. Letter requesting reconsideration of PB decision on 2/21; Agritourism venue – Stephen provided a letter from Brian Bouchard, attorney for Tara Stewart and Stuart Westlake-Toms, regarding the Board’s decision to deny the application to host events at their residence at 12 Davis Rd. Stephen explained that the Planning Board’s attorney has sent a confidential memo for the Board to consider in regards to this, and should enter non-public session if they wish to discuss per RSA 91-A:3 II (I).

Don Bormes made a motion to enter non-public session at 8:50pm. John Olmstead seconded the motion and the motion passed unanimously. Roll Call vote: Schneckloth/Bormes/Slack/Olmstead/Sanborn – Yes. During the non-public session, the Planning Board discussed the legal information and advice provided by Attorney Christine Fillmore.

Selectman John Olmstead made a motion to leave non-public session at 9:16pm. Andy Sanborn seconded the motion and the motion passed unanimously. Roll Call vote: Schneckloth/Bormes/Slack/Olmstead/Sanborn – Yes. Selectman Olmstead made a motion to seal the minutes indefinitely. Jody Slack seconded the motion and the motion passed unanimously. Roll Call vote: Schneckloth/Bormes/Slack/Olmstead/Sanborn – Yes.

b. Letters from public regarding solar – Selectman Olmstead stated that he has received correspondence from Mark Laroque regarding concerns about the pending solar farm project; Stephen responded that this can be discussed at the next public hearing regarding that case.

c. Correspondence/Upcoming meetings – Stephen stated that there is a request for a conceptual consultation at the March 21st meeting from George Boyer of 258 Upper Bay Rd. Stephen has also received an invitation for members to join the Pemi River Advisory Committee. He noted that the required annual stormwater management report for Giguere Auto has been received and is on file (was completed in August 2018).

Meeting adjourned at 9:25 pm.

The next meeting is scheduled for Thursday, March 21st at 7:00.

**Respectfully Submitted,
Audry Barriault**