

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, July 18th, 2019 at 7:00 PM

Meeting Place: Town Offices, 573 Sanborn Rd

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

Roll Call

Regular Members present: Will Ellis, Selectman John Olmstead, Don Bormes, Jody Slack

Alternate Members present: Andy Sanborn, Kalena Graham (seated as member)

Absent: Justin Barriault, Chair Deb Schneckloth

Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 6/20 – Will Ellis made a motion to approve the draft minutes of 5/16. Jody Slack seconded the motion and the motion passed unanimously.

Old Business

a. Site Plan Application – Proposal of solar farm on Tower Hill Rd – (Andy Sanborn seated as member for this case in place of Kalena Graham). The Applicants have requested this be continued to the August 15th meeting. Andy Sanborn made a motion to continue to August 15th. Will Ellis seconded the motion and the motion passed unanimously.

b. Site Plan Application - Ground-Mounted Solar Energy System – (Kalena Graham seated as member). Mark Liebl of 45 Wells Rd presented his site plan after receiving input from the Planning Board at last month's business meeting. He would like to install 12.8 kW of solar panels in his yard; the cap for residential solar energy is 10 kW according to Sanbornton's ordinance. He noted that his energy use averages above 11 kW per year and provided evidence of this, and also provided heights of buildings and his driveway width which is wide enough for emergency vehicles. Mr. Liebl has spoken with all but one abutter that he cannot get in touch with and nobody has any issues with the proposal; Steve Laurin noted that all abutters have been noticed by mail as well.

Many checklist items were waived due to the size and nature of the project – over 10kW is classified as Commercial in Sanbornton's ordinance (which Mr. Liebl noted should be revised, as many towns use 15kW as the threshold) though this is meant for only residential use. Jody Slack made a motion to accept waivers for checklist item number 1, 4, 12, 13, 15, 17, 19-25, and 27 as they are not applicable to this project. Will Ellis seconded the motion and the motion passed unanimously. Selectman Olmstead made a motion to accept the application as complete. Will Ellis seconded the motion and the motion passed unanimously. Jody Slack made a motion to approve the site plan as presented. Will Ellis seconded the motion and the motion passed unanimously.

Other Business

a. Conservation Commission Plan – Audry Barriault will send out the Conservation Plan via email to be reviewed by the Planning Board again; the Conservation Commission would like this to be added to the Master Plan.

b. Planner's update – Steve provided information about Belmont's upcoming hearings regarding Pike Industries quarry expansion as this was deemed a Development of Regional Impact. He also noted that a property owner on Mountain Rd has requested information about unmerging involuntarily merged properties but this is a BOS issue; the deadline for having involuntarily merged properties unmerged was extended to December 2021. Steve has received an inquiry about building a gyrocopter landing pad in Sanbornton on Forest Conservation property; according to the Ordinance airstrips are

explicitly permitted in other zones but not mentioned in the Forest Conservation section, which means they are prohibited. The owner would need to go to ZBA with this request.

Meeting adjourned at 8:15pm. The next meeting is scheduled for Thursday, August 15th at 7:00pm.

Respectfully Submitted,

Audry Barriault