

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, October 3rd, 2019 at 7:00 PM

Meeting Place: Town Offices, 573 Sanborn Rd

The meeting was called to order by Chair Deb Schneckloth at 7:00 PM

Roll Call

Regular Members present: Will Ellis, Selectman John Olmstead, Don Bormes, Chair Deb Schneckloth

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

Absent: Justin Barriault, alternate, Don Bormes, Jody Slack

Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 9/19 – Andy Sanborn made a motion to approve the draft minutes of 9/19 with corrections. Will Ellis seconded the motion and the motion passed, with Selectman Olmstead abstaining.

New Business

a. Lot Line Adjustment Application: Proposal to transfer 292,130 sq. feet, or 6.71 acres, of land from Tax Map 9, Lot 26-A-1 to Tax Map 9, Lot 26-A, resulting in lots of 6.32 acres and 50.01 acres, respectively, for property located at 68 Mountain Rd. – Stephen Laurin noted that there is one waiver request in this case but all other items have been addressed in the plan. Andy Sanborn made a motion to accept the application as complete minus any waivers. Will Ellis seconded the motion and the motion passed unanimously. The one waiver request to waive the granite bound requirement was discussed; Applicant Scott Auger explained that there are visible rebar bounds along the property line which were installed in 2013, as this land was subdivided that year and was approved by the Planning Board that year. He noted that a granite bound is present at the corner of the property already, but requiring more granite bounds would be costly to install and rebar bounds can at least be found via metal detector by a surveyor if needed in the future. Don Bormes stated that he thinks rebar bounds can be more easily removed than granite. Evelyn Auger asked if replacing rebar with granite bounds between two properties would mean the deed of an abutter would need to be resubmitted; Don responded that he thinks this would only affect the person changing their bounds and not the abutter. Chair Schneckloth stated that she thinks that creating a new lot in this case would create two new corners that should require granite bounds per the Ordinance.

Andy Sanborn made a motion to approve the waiver request (8B.1) for the granite bounds, allowing rebar bounds instead. Don Bormes seconded the motion and the motion passed, with Chair Schneckloth voting No. Don Bormes made a motion to approve the application for Lot Line Adjustment. Andy Sanborn seconded the motion and the motion passed unanimously. Scott Auger asked if the plans can be signed tonight so that he can submit to his attorney tomorrow; Chair Schneckloth said that she normally has Stephen Laurin review all plans before signing but she will look over tonight after the meeting and sign so that they can be picked up tomorrow.

Old Business

a. LRPC member nomination – Audry Barriault is unable to attend the regular meetings for the LRPC and no other residents have expressed an interest. Ian Raymond is still representative; two residents from Sanbornton are allowed as representatives but not required.

b. CIP Committee members – Andy Sanborn will still be a citizens' representative on the CIP committee; Jody Slack and Chair Schneckloth are interested in serving again as PB representatives.

Andy made a motion to appoint Chair Schneckloth and Jody Slack as PB representatives to the CIP. Don Bormes seconded the motion and the motion passed unanimously.

Other Business

a. FY21 budget discussion – Chair Schneckloth provided details of last year’s Budget Committee expenditures in order to prepare the FY21 budget. The Planning Board used \$10,326 in legal services in FY19 but this was from the general legal services fund, which is under the purview of the Board of Selectmen. Andy noted that having \$1 in the PB’s legal services line (just to hold the line) but using over \$10k for legal services from a different budget does not show transparency, so he agrees that \$10,000 is an appropriate amount to request. The line for advertising increased from \$400 to \$800 in FY20 to account for anticipated hearings related to the solar farm proposal and it was suggested to meet in the middle at \$600 for this line. The LRPC membership has increased so that should be reflected in the FY21 budget as well. Andy Sanborn made a motion to accept the FY21 budget with the changes discussed; Will Ellis seconded the motion and the motion passed, with Selectman Olmstead abstaining.

b. Manufactured homes in Historic District – Stephen Laurin explained that Article 10 of the Zoning Ordinance states that “use of land in the Historical Preservation District shall be limited to dwellings” but does not explicitly exclude manufactured homes. Manufactured homes are explicitly excluded in the Recreational and General Residence Districts. Chair Schneckloth stated that she believes this was an oversight and that the intention of the Historic District is not to allow manufactured homes. The Board discussed adding this to the list of ordinances to amend by town vote in March 2020. The last date to post notice of the first public hearing regarding a Zoning Ordinance change is January 8th.

c. Solar farm extension request (Chair Schneckloth recused herself; Don Bormes appointed as Chair Pro Tem and Kalena Graham seated as voting member) – Stephen Laurin stated that an extension request was received in writing from Sean Colella regarding this case as discussed at last meeting; Kalena noted that the Board did not have anything in writing at the September 19th meeting from the applicant and therefore did not make a motion to grant an extension at that time. Don Bormes made a motion to grant the decision deadline extension in this case to December 29th, 2019. Will Ellis seconded the motion and the motion passed unanimously.

d. October 17th meeting – Chair Schneckloth will be out of town for the next meeting but noted that Attorney Fillmore has provided a statement that should be read by the Chair Pro Tem at that meeting regarding the agritourism site plan hearing. The statement is not confidential and reiterates that the decisions made in this case are not blanket decisions that will apply to all other agritourism requests.

Meeting adjourned at 9:20. The next meeting is scheduled for Thursday, October 17th at 7:00pm.

Respectfully Submitted,

Audry Barriault