

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, November 7th, 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, Kalena Graham (seated as member)

Absent: Justin Barriault, alternate, Jody Slack

Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 10/17– Selectman John Olmstead made a motion to approve the draft minutes of 10/17 with corrections. Kalena Graham seconded the motion and the motion passed, with Will Ellis abstaining.

Minutes of 11/6 – Selectman Olmstead made a motion the approve the draft minutes of 11/6 with corrections. Don Bormes seconded the motion and the motion passed unanimously.

New Business

a. Discussion of possible Zoning Ordinance amendments - Steve Laurin stated that he has spoken with Franz Vail of the Historic District Commission who agrees that the wording in the Zoning Ordinance should explicitly exclude manufactured homes from the Historic District, as discussed by the Planning Board at the last workshop meeting. Chair Deb Schneckloth noted that this should be a quick and easy change to make. Steve also asked if the Planning Board would also like to pursue removing the 500 square-foot limit for panels in the solar energy ordinance section, as was discussed at the last meeting. Chair Schneckloth stated that this may take more research and may be cutting it close to the deadline to notice ordinance changes but Steve should work on; other members agreed. Will Ellis explained that he would like to see parking spaces defined in the Subdivision Regulations which was discussed several years ago with the previous Planner, to include items such as material, dimensions, etc. Don Bormes stated that this could be changed without a Town Meeting vote.

b. Procedure for delivering approved minutes to Town Clerk - Steve explained that the Town Clerk does not have printed approved minutes for the last two years from the Planning Board. Audry Barriault stated that recent minutes have not been sent but they are always on the website; she will send approved minutes directly to the Town Clerk's email moving forward who can then print them.

c. Conceptual Consultation for possible purchase of property at 171 Eastman Hill Rd – Carol Fucarile explained that her family is considering purchasing the land for sale at 171 Eastman Hill Rd and then possibly subdividing into three lots; this property is located on a Class 6 road, Isaac Road, which connects Eastman Hill Rd to Rt. 132. Don Bormes explained that subdivisions would only be allowed on roads better than a Class 5 and therefore Isaac Rd would need to be brought up to town specs. He also noted that 220 feet of road frontage on a Class 5 or better road is needed per 3-acre building lot, which is the minimum acreage needed for a dwelling. David Fucarile stated that the road is at least 18 feet wide with 2 feet of drainage on either side; Don responded that there are other specs to meet such as a certain amount and type of material to be added to the top of the road. Don noted that adopting this as a Town road would need to go to Town Meeting for a vote. Mr. Fucarile asked if the existing dwellings on the property would be grandfathered and could therefore be torn down and rebuilt without needing to improve the road. Don stated that grandfathering would mean that the buildings were built before zoning existed; Mr. Fucarile responded that he thinks they were built in the 1980's. Chair Schneckloth stated that there is only one designated dwelling according to the tax

card, with other buildings being listed as workshops, though the Fucariles stated there are two dwellings.

Will Ellis stated that the BOS would grant permission to improve the road before starting; Steve suggested contacting a surveyor who can provide more guidance about what is needed. Kalena Graham stated that the Registry of Deeds would list who last surveyed the property and may be a good contact. Selectman John Olmstead provided Highway Department Director Johnny Van Tassel who can also provide info on what is needed for the road upgrade.

d. Timeline for filing Mylars – Steve Laurin explained that previous Planning Board Chair Evelyn Auger suggested having a procedure for signing and filing the Mylar copies of site plans provided by PB applicants. Steve suggested not signing these the same night as they are approved as it can take hours to review some plans. Will stated that a lot line adjustment may be able to be signed the same night as they are usually simpler plans; Chair Schneckloth stated that she would rather be consistent and tell applicants that she will sign their plans at the following PB meeting though it could be sooner. She asked members if they think a written procedure needs to be established for signing Mylars and all members agreed that this is not needed.

Other Business

a. Commercial zone business - Steve explained that an individual is interested in opening a massage therapy business in the commercial district by Lake Winnisquam at Tax Map 24, Lot 29. He stated that the current ordinance lists permitted businesses such as hotels, retail stores, restaurants and fuel stations but does not list a massage therapy business and the individual would therefore need to get a use variance from the ZBA.

b. Conservation Plan – Steve will send the draft of the Conservation Plan to LRPC to see if they have input; the Conservation Commission drafted this and would like this to be added to the Master Plan.

c. Agritourism Rehearing info - Tara Stewart asked what new information was made available in regards to the rehearing for her agritourism application; draft minutes from the previous night's meeting where this was discussed were provided.

Meeting adjourned at 8:30. The next meeting is scheduled for **Monday, November 18th at 5:00pm.**

Respectfully Submitted,

Audry Barriault