

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, December 19th, 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, Jody Slack

Alternate Members present: Kalena Graham

Absent: Justin Barriault, Andy Sanborn

Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 12-5 – Jody Slack made a motion to approve the draft minutes of 12/5. Will Ellis seconded the motion and the motion passed, with Selectman John Olmstead abstaining. Will noted that he has had more time to consider the amendment for disallowing manufactured homes in the Historical District which he abstained from voting on at last meeting, but if he could vote again he would vote No. He explained that the Planning Board spent considerable time on affordable housing in previous years and manufactured housing would be more affordable than traditional housing.

New Business

a. Discussion of Zoning Ordinance Amendments

- i. **Amendment to Article 9, permitted uses in the Historical Preservation District** – Steve Laurin provided new language discussed at the last meeting to amend this article. The new language reads: Use of land in the Historical Preservation District shall be limited to dwellings, public buildings, and home occupations as provided under Article 4 of the Ordinance, except that manufactured homes shall not be permitted within this District.
- ii. **Amendment to Article 13, Floodplain Conservation District** – Steve reiterated that Sanbornton's current ordinance is not in compliance with the minimum requirements of the National Flood Insurance Program; he and Chair Schneckloth have worked with OSI to draft new language which was provided to members. He stated that five homes have filed Floodplain Insurance claims to date.
- iii. **Amendment to Article 18, Board of Adjustment** – Steve stated that section B(5) will be deleted in this article about uses in the Floodplain District as this is now addressed in Article 13. This amendment will be voided if amendment ii (above) does not pass.

Selectman Olmstead made a motion to present these amendments at the public hearing on January 2nd. Jody Slack seconded the motion and the motion passed unanimously. Steve noted that a new statute requires property owners in affected zones to receive notice of zoning ordinance changes directly via first class mail if there are fewer than 100; there are 97 in the Historic District so he will be sending notices tomorrow.

Old Business

a. Building Permits/LRPC Representative update – Steve provided a list of CZC permits granted in 2019. He also stated that Ian Raymond will come to a January meeting to update the Planning Board on LRPC happenings.

b. Town Report entry – Chair Schneckloth was notified that the entries for the Town Report will be due January 7th. She and Steve will work on this.

Meeting adjourned at 7:45. The next meeting is scheduled for **Thursday, January 2nd at 7:00.**

Respectfully Submitted, Audry Barriault