

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, January 2nd 2020 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, Chair Deb Schneckloth, Jody Slack

Alternate Members present: Kalena Graham

Absent: Justin Barriault, Andy Sanborn, Don Bormes, Selectman John Olmstead

Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 12/19 – Jody Slack made a motion to approve the draft minutes of 12/19 with corrections. Kalena Graham seconded the motion and the motion passed unanimously.

New Business

Chair Schneckloth opened the **Public Hearing** at 7:10 for discussion of proposed Zoning Ordinance amendments.

i. Amendment to Article 9, permitted uses in the Historical Preservation District – 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.

Joe Guinta asked for clarity on the term “manufactured homes” and noted that there are now high-performance manufactured homes that are energy efficient and affordable. Chair Schneckloth responded that a manufactured home is defined as having a steel frame and can be moved, and Steve Laurin noted that a resident could ask the ZBA for a variance if they wanted to put a manufactured home in the historic district. Joe Guinta also asked about the term “home industry” being removed from Article 9; Chair Schneckloth responded that this term was not found defined anywhere in the Town’s ordinances and Home Occupation Levels 1 and 2 are used to classify home businesses now. She noted that this ordinance change would not affect any current or future home-based businesses in the historic district.

ii. Amendment to Article 13, Floodplain Conservation District – Sanbornton’s current ordinance is not in compliance with the minimum requirements of the National Flood Insurance Program; Steve stated that he has not received any calls or questions about this proposed change. No audience members were present.

iii. Amendment to Article 18, Board of Adjustment – Section B(5) will be deleted in its entirety; this section pertains to the floodplain district and this is now addressed in Article 13. This amendment will be voided if amendment ii (above) does not pass. No audience members were present.

Kalena Graham asked if additional language will be provided at the polls to explain these changes. Chair Schneckloth stated that she will put together some language to display at voting (per secretary Audry Barriault this was done at a previous election regarding zoning ordinance changes).

Chair Schneckloth closed the public hearing at 7:45.

Jody Slack made a motion to present Amendment I as discussed for the ballot vote. Kalena Graham seconded the motion and the motion passed unanimously.

Will Ellis made a motion to present Amendments II and III as discussed for the ballot vote. Chair Schneckloth seconded the motion and the motion passed unanimously.

Other Business

a. LRPC Representative update – Steve will invite LRPC Representative Ian Raymond to the next PB meeting.

b. OSI Planning Board Handbook – Steve will email copies of this publication to members.

c. PB priorities for 2020 - Chair Schneckloth explained that she would like to work on the Accessory Dwelling Unit amendments this year. She is also still working on the site plan review regulation revisions with Steve. Will noted that there was a driveway ordinance discussed several years back, which is not the same driveway regulations document provided by Highway Department Director Johnny Van Tassel last year. Steve stated that he will continue looking for this in his files.

Meeting adjourned at 8:05. The next meeting is scheduled for **Thursday, January 16th at 7:00.**

Respectfully Submitted, Audry Barriault