

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, January 16th 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, Don Bormes,
Selectman John Olmstead

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

Absent: Justin Barriault, Jody Slack

Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 1/2 – Selectman Olmstead made a motion to approve the draft minutes of 1/2 with corrections. Andy Sanborn seconded the motion and the motion passed, with Selectman Olmstead abstaining.

New Business

a. LRPC Representative Update – Ian Raymond provided an update on the activities of LRPC. A panel discussion was recently held at Lakes Region Community College to discuss local issues which included the Colonial Theatre rehabilitation downtown Laconia, the future of the State School property, and the aging workforce, limited housing and low-paying jobs. The LRPC will be discussing NH broadband infrastructure at its March 23rd meeting, and will be talking about establishing guidelines for Accessory Dwelling Units (ADU's) at a future meeting. Andy Sanborn stated that he would be interested in the LRPC's involvement with solid waste disposal as this is an issue for many communities as disposal fees continue to rise. Steve Laurin asked if there has been any discussion about transportation projects; Ian responded that LRPC did work on the 10-year transportation infrastructure plan but there has been nothing new recently. Ian stated that any PB member can call him with questions that can relay to the LRPC.

Old Business

a. Site Plan Review Regulations – Chair Schneckloth stated that she and Steve will continue working on this together.

Other Business

a. Zoning amendments – Steve provided the language that he will be submitting for the ballot vote in March for the three amendments. He asked if the PB would like to have either the Town's attorney or the PB's attorney review first. The PB decided that the warrant is ultimately in the Selectmen's purview; Steve will submit the language to Town Administrator Trish Stafford.

b. House bills in process – Steve explained that there are several bills being discussed right now that may be of interest to the Planning Board. House Bill 1439 would establish a time limit of 30 days for a person to appeal a Planning Board decision to the Zoning Board, whereas the current RSA states that this must be done within "a reasonable time". HB 1450 would remove the hardship criteria for a Zoning Variance application.

c. Driveway regulations – Steve found the driveway regulations document that Will Ellis mentioned at the last meeting. This was dated December 2012 and appears to never have been acted on. He will scan and email to all members to review, along with Highway Dept Director

Johnny Van Tassel's driveway regulations document. Don Bormes asked if a separate ordinance will be needed for driveways or if these can be amendments to the current zoning ordinance, and suggested asking an attorney which is the better option.

d. Tax maps – Selectman Olmstead stated that the Town will once again be provided detailed tax cards online; these were available previous to the move to the Avitar online system. Will Ellis stated that these will be helpful so that the book page and number are viewable which are needed to research property records at the Registry of Deeds.

e. ADU's – Chair Schneckloth stated that she will email information she has found on what other municipalities have done in terms of establishing detached ADU guidelines. Andy asked what the impetus was for changing the ADU guidelines for Sanbornton to allow for detached units; Chair Schneckloth responded that there is an aging population that may need to move back in with their children and it would be ideal to have their own living space. She also noted that this could generate income to allow residents to pay their taxes. Will stated that there are already non-permitted detached apartments in the town so legalizing them would make sense. Don stated that he doesn't think that charging a tenant rent for an ADU will make a big difference in the homeowner's tax bill and that legislation to address this needs to happen at the State level.

Meeting adjourned at 8:25. The next meeting is scheduled for **Thursday, February 6th at 7:00.**

Respectfully Submitted, Audry Barriault