

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, February 20th, 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, Jody Slack

Alternate Members present: Andy Sanborn

Absent: Justin Barriault, Kalena Graham

Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 1/16 – Selectman Olmstead made a motion to approve the draft minutes of 1/16 with corrections. Jody Slack seconded the motion and the motion passed, with Jody Slack abstaining.

New Business

a. Voluntary Lot Merger: Nancy and Louis Gaudette, 153 and 151 Hueber Dr, Tax Map 3, Lots 87 and 88 – Steve explained that both lots are owned by the Gaudettes and they would like to merge them; Lot 88 (.48 acres) is empty but there is a dwelling on Lot 87 (.32 acres). Jody Slack made a motion to approve the voluntary merger. Will Ellis seconded the motion and the motion passed unanimously.

b. Conceptual Consultation: Level II Home Occupation, 38 Burleigh Hill Rd, Tax Map 21, Lot 25; discussion of Home Occupation requirements for retail CBD store – Don Bormes recused himself and Andy Sanborn was seated as member. Jim Karwocki of 38 Burleigh Hill Rd would like to open a CBD product retail store. The store would be located in an existing garage detached from his home. He has applied to be federally licensed for hemp growing through the USDA as this is currently not permissible by the State, but he has not obtained approval yet. Once approved, he plans to grow hemp in an existing workshop connected to the garage or in a greenhouse. He is currently manufacturing CBD products but buys hemp from growers in Vermont.

Will Ellis asked if the existing garage and shop or garage and greenhouse would comprise less than 50% of the square footage of the home, and Jim responded that it would. Andy Sanborn stated that theft would be a concern. Jim explained that this form of cannabis can contain between only 0.3 and 0.5% THC and would need to be regularly tested and tracked. Jody Slack asked what the CBD products are used for; Jim responded that they are for therapeutic uses and will include salves and tinctures.

Chair Schneckloth noted that the Zoning Ordinance states that retail sales from a Level II Home Occupation “shall be limited to incidental sales of goods which are manufactured, assembled, or grown on site”, but this language is not included in the description of a Level I Home Occupation. She feels that that means the application would need to be for Level II. Jody Slack stated that he feels this language was intended to set a threshold for an applicant so that they know that anything not grown on site would constitute a commercial business versus Home Occupation. He feels that growing and manufacturing on-site would be part of Level I as well.

Will stated that he would like to see a Level II application only so that abutters would have to be notified. He stated that he thinks the hand-drawn plan provided would be acceptable and the Board would not require a surveyed map. Jim stated that the added costs of the Level II application fee and notifying abutters are a barrier. He also noted that he already plans on talking to neighbors but wanted to meet with the Planning Board first. He does not expect traffic to be an issue and only foresees having two to three customers per day at the most which is compliant with a Level I Home Occupation. His signage would comply with the Town’s regulations. Andy asked if there would be grow lights in the greenhouse that may be a nuisance to abutters; Jim responded that the greenhouse would not need lights and any grow lights used in the workshop would not be seen by neighbors as there are no windows in that structure.

c. Conceptual Consultation: Mark Conley, 6 Bay Rd, Tax Map 24, Lot 24; discussion of proposed full-service lobster restaurant – Don Bormes resumed as member. Engineer Peter Holden explained that Mark Conley of Lobster Connection on Rte 3 would like to expand his seafood business to the buildings on the property located across the street from his existing restaurant which is located in the Commercial Zone; he has already purchased this property. This will be a major undertaking so he would like to erect a tent for the 2020 season on that parcel to serve food while the building is worked on. A brewery will also be constructed within the building this summer and he hopes to sell that craft beer in the tent as well. Nine bathrooms for use by patrons already exist in the building. He stated that the existing dirt parking lot is adequate but plans to lay crushed stone in the future. Will Ellis noted that a paved parking lot would require a stormwater management system.

Jody asked if there is adequate buffer between the tent and abutters; Mark stated that there are lots of trees to serve as a buffer. Chair Schneckloth asked if the tent would be removed after the 2020 season; Mark responded that he would leave the tent to serve as an outside venue for special events. She also asked how the food will be transported across the street to the new property; Peter responded it would be trucked as is already done for event catering. Mark stated that he will be renovating the house that sits on the property now and plans to live in that; he currently commutes from York. He plans to present one site plan application for the tent being used for the 2020 season and then another for the building later. He stated that Fire Chief Paul Dexter has already walked through the building and did not have concerns.

Other Business

a. Membership update - Chair Schneckloth has received a letter of resignation from alternate Justin Barriault. Selectman Olmstead made a motion to regretfully accept Justin's resignation. Jody Slack seconded the motion and the motion passed unanimously. Chair Schneckloth thanked Justin for his years of service to the Planning Board.

b. Hazard Mitigation Plan Update Committee – Steve stated that the Fire Chief is looking for volunteers to serve on this committee. Jody Slack made a motion to nominate Andy Sanborn as the Planning Board representative. Don Bormes seconded the motion and the motion passed unanimously.

c. Planning and Zoning Conference - Steve stated that the 2020 Planning and Zoning Conference will be held May 30th. Any interested members can register and attend.

d. Steve asked if any members remember the bond amount requirement for the cell tower at Steele Hill which was approved between 1997 and 2003. Don suggested that Steve check with former Planning Board Chair Evelyn Auger. Steve stated that there was a bond requirement for the tower on Brook Rd but he is not clear on how to determine the bond amount now.

e. Site walk for Tower Hill Solar Garden – Steve asked if members would like the Planning Board engineer to be present for this site walk scheduled for April 11th, members responded Yes. He noted that no money has been added to the escrow account since discussed at the last public hearing.

f. Proposed information for Amendments 1, 2 & 3 – Chair Schneckloth provided additional information to be available to voters regarding these amendments; she will also email to all members.

Meeting adjourned at 9:30. The next meeting is scheduled for **Thursday, March 5th at 7:00.**

Respectfully Submitted, Audry Barriault