

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, July 16th 2020 at 7:00 PM

Meeting Place: Teleconference + Old Town Hall, 19 Meeting House Hill Rd

The meeting was called to order by Chair Deb Schneckloth at 6:30 PM

Roll Call

Regular Members present: Will Ellis, Chair Deb Schneckloth, Don Bormes, Jody Slack, Selectman John Olmstead

Alternate Members present: Andy Sanborn

Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 6/11 – Jody Slack made a motion to approve. Selectman Olmstead seconded and the motion passed unanimously with votes as follows:

Schneckloth/Yes Bormes/Yes Slack/Yes Ellis/Yes Olmstead/Yes

Minutes of 6/18 – Selectman Olmstead made a motion to approve. Don Bormes seconded and the motion passed unanimously with votes as follows:

Schneckloth/Yes Bormes/Yes Slack/Yes Ellis/Yes Olmstead/Yes

Minutes of 6/25 – Don Bormes made a motion to approve. Will Ellis seconded and the motion passed unanimously with votes as follows:

Schneckloth/Yes Bormes/Yes Slack/Yes Ellis/Yes Olmstead/Yes

There was no meeting on 7/2 due to lack of quorum.

New Business

a. Site Plan Application continued from 6/18/2020 - Property Owner/Applicant Guy J. Jr. & Marie Giunta, and Anthony & Joseph Giunta/Andrew Kellar/Michael Redding of New England Solar Garden; 63 and 71 Tower Hill Rd, Tax Map 22/Lots 14, 19-2, 19-3 and 19-5; proposal for ground-mounted solar arrays for generation of 13 mW of solar power.

Chair Deb Schneckloth recused herself from this business item and appointed Andy as a voting member. Steve Laurin read a letter from Michael Redding of NE Solar Garden stating that COVID-19 has delayed their site plan and is the reason for asking for this continuance to October. Selectman Olmstead stated that this application has been pending for several years and he would like to see the applicant withdraw the application if they are not ready to present their complete site plan. Don Bormes stated that he feels it would be unfair not to grant the continuance as there is no representative here in person to discuss. Andy suggested having Steve write a letter to the applicant outlining exactly what is needed from the applicant for the October 15th meeting so that this application is not delayed any longer.

Jody Slack asked if more money has been put in the escrow account for the third-party engineer review; Steve responded that the account started at \$5,000 but is down to around \$1500 and has not been replenished. Michael Redding joined by teleconference and stated that he intends to have the newly revised full set of plans for the October meeting and would have those submitted by the regular Planning Board deadline to have a public hearing. He noted that the plans could be reviewed, then a site walk would be scheduled and then another hearing to discuss the changes to the site plan after that site walk.

Andy stated that some of the checklist items that are part of the application have just not been completed at all at previous hearings, though those are required of all applicants, and feels that those should be enough for the applicant to know what is expected of them. Jody stated that having a representative at the meeting in-person if they request another continuance should be a requirement also.

Abutter Deb Schneckloth stated that she is disappointed that nobody from NE Solar Garden is here in person to discuss this continuance. She stated that there was a status report given to the applicant with 60 items that needed to be addressed and the applicant keeps saying they are working on it without producing anything. She stated that this has been in process for two years and she feels that COVID-19 is now being used as an excuse by the applicant to postpone for another three months; she asked the Board to consider only continuing to next month. She also noted that providing them with a letter of what is expected at them at the October hearing shouldn't be needed as Steve has repeatedly given them lists of what is needed by the Board and they do not complete those items.

Andy Sanborn made a motion to approve the continuance. Jody Slack seconded and the motion passed 4-1 with votes as follows:

Sanborn/Yes Bormes/Yes Slack/Yes Ellis/No Olmstead/Yes

b. Conceptual Consultation – Subdivision at Tax Map 16, Lot 055 on Hunkins Pond presented by John B. Tansey; property owner Bohdan Rudzinsyj.

Chair Schneckloth resumed as voting member.

John Tansey explained that he and his brother Bill Tansey (joined by teleconference) would like to buy a piece of property on Hunkins Pond Rd and subdivide into two lots, one with frontage on Hunkins Pond Rd and the other behind that lot with a shared driveway serving both. Each piece of property would have a home, garage and barn. Chair Schneckloth explained that the Town's ordinance does not allow for construction on lots that do not have 220 feet minimum of road frontage on a Class 5 or better road. The Board suggested changing the shape of the two lots so that there are two flag shaped lots so that both could have frontage. Steve noted that the ordinance says that the resulting shape from a subdivision does have to be "reasonable". The Board also noted that the driveway can be placed wherever the applicant wants, as long as the road frontage requirement is met for both lots.

John Tansey asked about the next steps if he wanted to move forward with purchasing this property and applying for the subdivision; he asked if he needs a design review. Andy responded that he just needs to fill out the application and come with a site plan to a business meeting to be voted on.

Old Business

a. Site Plan Application – Kevin & Judith Tibbetts of 122 Upper Bay Rd, Tax Map 17, Lot 033. Applicant proposed residential-use ground-mounted solar array with energy output above the 10kW limit set forth in the ordinance.

Steve explained that he did send out a status report to members about this application and all checklist items have been addressed with several requests for waivers for items that do not apply. This project is for residential use but falls outside the 10kW ordinance limit and therefore requires site plan review.

Chair Schneckloth asked for a motion to accept the application as complete before moving on to the waivers. Don Bormes stated that the waivers should be voted on first because without that the site plan application is not complete. Chair Schneckloth stated that this can be discussed at a

future meeting but it has been talked about at length in the past; for tonight the waivers will be voted on first. Jody Slack made a motion to accept the waiver requests for surveyed plans, names of engineers/architects and surveyed property lines. Don Bormes seconded the motion and the motion passed unanimously with votes as follows:

Schneckloth/Yes Bormes/Yes Slack/Yes Ellis/Yes Olmstead/Yes

Don Bormes made a motion to accept the application as complete. Will Ellis seconded the motion and the motion passed unanimously with votes as follows:

Schneckloth/Yes Bormes/Yes Slack/Yes Ellis/Yes Olmstead/Yes

Jody Slack asked about the existing solar energy system that the Tibbetts' have on their property. Judith Tibbetts responded that they already have a tracker panel and these additional panels will be on the ground next to it. The new total of the tracker and these panels will be 11.22kW. Chair Schneckloth stated that the closest panels are only 12 feet from an existing pool; Andy stated that this would be an issue for their insurance company. Chair Schneckloth noted that she would be concerned about vegetative buffers around the property lines but doesn't see any problems with buffers according to this plan.

Don Bormes made a motion to approve the site plan as presented. Will Ellis seconded the motion and the motion passed unanimously with votes as follows:

Schneckloth/Yes Bormes/Yes Slack/Yes Ellis/Yes Olmstead/Yes

b. Request by Eversource Energy pursuant to NH RSA 231:158 for approval to conduct trimming and/or removal of trees along Scenic Roads – Brook Road, Hale Road, and Tower Hill Road.

Chair Schneckloth read a letter from Brian Salas of Eversource explaining planned tree trimming and removal of scenic roads in town. She also read the response from Tree Warden Guy Guinta who was in favor of the Eversource plan and noted that most of this work will be located off the public right-of-way and that it will involve mostly brush removal, not cutting of large trees.

Jody Slack made a motion to approve the tree trimming and removal along scenic roads. Selectman Olmstead seconded the motion and the motion passed unanimously with votes as follows:

Schneckloth/Yes Bormes/Yes Slack/Yes Ellis/Yes Olmstead/Yes

Meeting adjourned at 8:50pm. The next meeting is scheduled for Thursday, August 6th at 7:00 at Old Town Hall.

Respectfully submitted,
Audry Barriault