

**MINUTES**  
**Business Meeting**  
**Sanbornton Planning Board**

**Meeting Date and Time:** Thursday, July 15<sup>th</sup>, 2021 at 7:00 PM

**Meeting Place:** Old Town Hall, 19 Meeting House Hill Rd, Sanbornton

**Roll Call**

Regular Members present: Chair Andy Sanborn, Will Ellis, Selectman John Olmstead, Don Bormes, Jody Slack

Alternate Members present: Tom Lynch, Kalena Graham, Jamie Holland

Others present: Planning Board Assistant Stephen Laurin

**Minutes of 6/3** – Selectman John Olmstead made a motion to approve the draft minutes of 6/17 with corrections. Don Bormes seconded the motion and the motion passed unanimously.

**New Business**

**a. Site Plan Application - Property Owner/Applicants:** Don and Judy Tibbetts/Kevin D. Tibbetts, Trustee of Donald and Judith Tibbetts Irrevocable Trust

**Agent:** Connor Sanborn, Sunflower, LLC

**Subject Address/Tax Map & Lot:** 122 Upper Smith Rd/Tax Map 17, Lot 033

**Description:** Owner proposes 15.28 kW Residential Use-Solar Array

**The property lies in the Residential Zoning District**

Steve Laurin explained that the applicant proposes to add a 7.6 kW solar array to an existing 7.68 kW array which would total 15.28 kW, above the 10 kW threshold for Residential Solar according to Sanbornton's ordinance and thus requiring site plan review.

Steve explained that every relevant site plan review item has been addressed either in the plan or by waiver request. The applicant has submitted requests to waive the following items:

- Section III.A.2(a), regarding plan preparation by a licensed surveyor/engineer, and plan sheet size;
- Section III.A.2(g) – Name, address, license #, and seal of engineer, architect, landscape architect, land surveyor, or soil scientist (the plan will not be recorded at the Registry)
- Surveyed property lines and monument locations;
- Section III.A.2(m) – Existing and proposed contours and finished grades

No members had issues with the waiver requests. Jody Slack made a motion to grant the waiver requests. Will Ellis seconded the motion and the motion passed unanimously. Jody Slack made a motion to accept the application as complete. Don Bormes seconded the motion and the motion passed unanimously.

Agent Connor Sanborn explained that this proposal is for a private residence but Sanbornton's ordinance classifies anything over 10 kW as Commercial. Will Ellis asked if the existing panel will be staying; Connor responded Yes and stated that it's only five years old. Steve explained that all abutters have been noticed about this proposal. He also noted that all departments have been notified and Police, Fire and Health have no concerns.

Don Bormes made a motion to approve the site plan application. Will Ellis seconded the motion and the motion passed unanimously.

**Other Business**

**a. Recreation Dept subcommittee** – Will Ellis stated that he has reached out about this committee and has not heard back.

**b. Current Use** – Chair Sanborn stated that he spoke with the Assessing Assistant regarding the process by which property comes out of current use which was discussed at the last meeting. He explained that any property that experiences a physical change by permit or other means will be flagged by the Assessing Assistant so that an assessing company can review and determine tax adjustment. He was told this has not happened yet for the campground approved on Parker Hill Rd.

**c. Continued discussion of permitted uses in Commercial districts** – Chair Sanborn thanked Kalena for creating a conditional use application which would accompany a site plan application. He asked how the Board feels the commercial use chart should be incorporated into the ordinance; Steve responded that he will work on putting this into the ordinance. Tom Lynch stated that the Board has repeatedly put off how to incorporate sexually oriented businesses which there are currently no provisions for, but feels this needs to be addressed. Steve stated that these could be completely prohibited and then an applicant would need to go to ZBA and have the applicant meet the five criteria as with any other variance. Kalena stated that Laconia has a long list of criteria; cannot be X number of feet from a school, etc. Chair Sanborn asked members to look at how other municipalities handle these and discuss at a future meeting. Don Bormes stated that he feels there should be a special hearing to get the public's input on this; Kalena stated that any ordinance change is going to require a public hearing anyway.

**d. Upcoming Joint Land Use Boards meeting, August 5<sup>th</sup>** – Chair Sanborn asked for agenda items to discuss with the other boards. He noted that he has already discussed revising the ordinance for campgrounds with ZBA Chair Tim Lang; the ZBA is required to grant a special exception for campgrounds but without any list of criteria to go by. Tom Lynch asked if gravel pits should be on the agenda; Chair Sanborn responded that the ZBA has jurisdiction over gravel pits and adheres to the State statute regarding these. Will Ellis would like to add agritourism to the agenda, as well as a discussion about the required 5% conservation setaside on subdivisions of 10 acres or more, i.e. is this still necessary and is it useful. Steve noted that the Historic District Commission is currently advisory in capacity and does not have the authority to enforce regulations; this could be changed by amending the ordinance if the PB wanted to pursue that.

**Meeting adjourned at 8:35pm. The next meeting is scheduled for Thursday, August 5<sup>th</sup> at 7:00 and will be the Joint Land Use Boards Meeting.**

Respectfully submitted,  
Audry Barriault