

Sanbornton Planning Board

Meeting Minutes

December 16, 2010

1. Role Call

The meeting opened at 7:01 pm with the following members in attendance: Don Bormes, Chairman; Carmine Cioffi, Vice Chair; Dick Gardner, Member; Will Ellis, Alternate; Nick Orgettas, Alternate and Bob Ward, Town Planner.

2. Seating of Alternates for absent members

Nick Orgettas was seated for Evelyn Auger.

3. Action on Minutes

a. Regular meeting of November 18, 2010

Carmine Cioffi made a motion to approve the minutes of November 18, 2010 as presented, seconded by Nick Orgettas. All in favor, motion carried.

b. Workshop meeting of December 9, 2010

Carmine Cioffi made a motion to approve the minutes of December 9, 2010 as presented, seconded by Nick Orgettas. All in favor, motion carried.

7. Planners Update

Bob Ward stated that there is only one item on the January Workshop Meeting Agenda. The item is a workshop with the Historic District Commission. This workshop will cover the Historic District Commission Rules of Procedure, Guidelines and proposed amendments to Article 9 of the Zoning Ordinance for the Planning Board's consideration. Bob Ward stated that he will forward these documents to the Planning Board Members prior to the workshop for review.

Bob Ward requested approval for vacation for the week between Christmas and New Years which was approved.

Bob Ward reviewed the status of Planning Board projects for 2010.

4. Old Business

a. Public Hearing: Proposed Boundary Line Adjustment on a 35.11 acre parcel located on Upper Bay Road, owned by James O'Leary. Said parcel identified as Tax Map 10, Lots 109 & 110 and is located in the General Agricultural Zoning District and the Forest Conservation District. Applicant is proposing a Boundary Line Adjustment with no new lots created.

Bob Ward stated that the application was submitted with all necessary documentation and fees. Notice was posted and sent to abutters per the RSA. Bob Ward stated that the applicant is requesting waivers for checklist items #16, #17, #18, #19 & #25. Carmine Cioffi made a motion to grant all requested waivers, seconded by Dick Gardner. All in favor, motion carried.

Bob Ward stated that checklist item #4 needs to be addressed as a neighboring lot has wetlands which flow onto the O'Leary property. The Final Plat will need to have the stamp of a Wetlands Scientist. Also, checklist item #21 needs to have the wording of the easement on the Final Plat as well. With these two items addressed Bob Ward recommended the application be considered as complete. Carmine Cioffi made a motion to accept the application as complete, seconded by Nick Orgettas. All in favor, motion carried.

Chair Bormes opened the Public Hearing. Ron Johnson reviewed the plan for the applicant and stated that the ZBA granted the requested variance for frontage. Chair Bormes called for abutter comment, being none the public hearing was closed. Nick Orgettas made a motion to approve the application for a Bounday Line Adjustment, seconded by Carmine Cioffi. All in favor, motion carried.

b. Public Hearing: Proposed Boundary Line Adjustment on a 8.87 acre parcel located on Perley Hill Road, owned by Robert & Lisa Auger as well as Erik & Candace Storrer. Said parcel identified as Tax Map 21, Lots 10-1 & 10-2 and is located in the General Residential Zoning District. Applicants are proposing a Boundary Line Adjustment with no new lots created.

Bob Ward stated that the application was submitted with all necessary documentation and fees. Notice was posted and sent to abutters per the RSA. Bob Ward stated that the applicant is requesting waivers for checklist items #16, #19 & #20. Carmine Cioffi made a motion to grant all requested waivers, seconded by Nick Orgettas. All in favor, motion carried.

Bob Ward stated that checklist item #13 needs to be addressed. The correct Zoning Districts are listed but have outdated information pertaining to lot size and frontage requirements, this needs to be corrected on the Final Plat. Also, a note stating that "owners of record" are incorrect needs to be added. Bob Ward recommended the application be considered as complete. Carmine Cioffi made a motion to accept the application as complete, seconded by Nick Orgettas. All in favor, motion carried.

Chair Bormes opened the Public Hearing. Lisa Auger stated that the Storrer's are moving and this will be a perfect time to adjust the boundaries. This adjustment will protect the Auger's from any new owners building to close to their home. Candace Storrer added that her horses are kept on this portion of land and that Lisa Auger is taking care of them.

Chair Bormes called for abutter comment, being none the public hearing was closed. Dick Gardner made a motion to approve the application for a Bounday Line Adjustment, seconded by Nick Orgettas. All in favor, motion carried.

5. New Business

a. Pre-Application Conceptual Discussion Meeting: Proposed Boundary Line Adjustment on three parcels totaling 133.11 acres located on the corner of NH Route 127 and NH Route 132, owned by Timothy Howe, Daniel Howe and the Howe Family Revocable Trust. Said parcels identified as Tax Map 15, Lots 14-1, 14-2 and 45. Said parcels are located in the General Agricultural District. Applicants are proposing a Boundary Line Adjustment with no new lots created.

The Applicants stated that they are still deciding qwhere they would like the new lot lines and requested input from the Planning Board. The goal is to end up with 3 lots of equal size for family. The applicant also stated that the adjustment in lot lines could possibly incorporate buildings from another lot which would make 2 dwellings on 1 building lot. Chair Bormes stated that 2 dwellings on 1 building lot are not allowed in the Zoning Ordinance and further stated that perhaps the applicants would like to go with a subdivision instead. Possible lot lines were discussed. Chair Bormes stated that having a land surveyor look at the lots would be the way to do this as they are trained in the best way to accomplish such adjustments. Carmine Cioffi stated that consulting with the Town Planner would also be a good option. Bob Ward stated that the applicant should seek the advice of a land surveyor and then review it with the Town Planner.

6. Other Business

None

8. Adjournment

Carmine Cioffi made a motion to adjourn, seconded by Dick Gardner. All in favor, motion

carried.

Meeting adjourned at 8:25 pm.

Respectfully Submitted,

Carole Chase
Recording Secretary