

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, March 2 2017 at 7:00 PM

Meeting Place: Town Offices, 573 Sanborn Road, Sanbornton, N.H.

The meeting was called to order by Chair Evelyn Auger at 7:00 PM

Roll Call

Regular Members present: Will Ellis, Chair Evelyn Auger, Selectman John Olmstead, Dick Gardner

Alternate Members present: Jody Slack (seated for Don Bormes)

Alternate Members absent: Gail Morrison, Justin Barriault

Others present at the meeting: Town Planner, Bob Ward

Approval of draft Planning Board minutes from 2/16 – Selectman John Olmstead made a **motion** to approve the draft minutes of 2/16. Jody Slack **seconded** the motion and the **motion passed unanimously**. Will Ellis mentioned that the minutes of 2/2 state that a letter from a septic engineer regarding the KREBS Farm proposal would be provided but it was not, and he would like to see this. Town Planner Bob Ward stated that a statement from the engineer is on the Site Plan. Will Ellis also stated that the contract for KREBS events states that police detail “may” be required but that the Applicant had said police detail would be required for events that require parking across the street. He made a motion to have the Applicant alter this statement, Evelyn Auger seconded the motion, and the motion failed, with Auger, Olmstead, and Gardner voting No and Jody Slack abstaining. Town Planner Ward asked Dick Gardner what his intention of the statement (and motion) from the meeting of 2/2 was that read “the use of the property will be compatible with underlying qualities of the residential zone...”. Dick Gardner responded that he intended for the statement to be in the minutes and to provide clarification but not to be included in a revised site plan which would incur more costs for the Applicant.

New Business

- a. **Review and approval of amendment to Subdivision Application “Receiving Checklist” concerning Tax Lien Verification** – Town Planner Ward provided a draft of a new checklist for boundary line adjustments that will include a checklist item stating that no tax liens are present. Chair Evelyn Auger stated that she is not sure if this is legal as the Planning Board does not handle finances, and she does not know if an applicant can be refused because of a tax lien. She stated that she has tried to reach the NHMA for advice but has not received a response. Selectman John Olmstead made a motion to table this until further information is received. Dick Gardner seconded the motion and the motion passed unanimously.
- b. **Review and approval of proposed mailing list for distribution of Inventory of Commercially Zoned Properties** – Town Planner Ward stated that he would like the approval of the Board to distribute a list of commercially zoned properties to area real estate agencies. Dick Gardner stated that the data provided in this spreadsheet is raw data and not very usable by a real estate agency. Will Ellis noted that he would not want his name and not-for-sale property on this distribution list. Dick Gardner made a motion for Town Planner Ward to reach out to the property owners via mail and asking first if they would like their property included on this document, which they can indicate with a signed return letter confirming their interest. Jody Slack seconded the motion and the motion passed unanimously.
- c. **Review of revised letter from Eversource Energy concerning proposed tree trimming and cutting on specific scenic roads** – Town Planner Ward stated that he will reach out to Brian Salas from Eversource per his revised letter to the Planning Board. The letter does not align with

what was discussed at the previous meeting between Mr. Salas and the Board, and the recent public meeting notice in the newspaper still lists Calef Hill Rd as a possible road for trimming/tree removal.

Old Business

- a. Continued review and discussion re proposed amendments to Site Plan Review Regulations related to Economic Development – The Board decided to table this until the next meeting when all members have necessary materials.
- b. Update re Bull Fish Commercial Gravel Pit – No update, no response from Applicants.

Other Business

- a. **Meeting with ZBA re Agritourism** – Chair Evelyn Auger explained that she spoke with the ZBA at their most recent meeting but as a member of the public and not the PB Chair. She stated that she had suggested to the ZBA that both the PB and ZBA meet to make sure they are on the same page regarding agritourism. Both boards will be able to discuss this at the Joint Land Use Boards Meeting on Thursday May 11th at 6:00. Chair Auger suggested Attorney Bernie Waugh provide any useful documentation that the boards could discuss, though he does not need to attend, and Town Planner Ward stated that he will reach out.
- b. **CIP Openings** – Selectman John Olmstead stated that there are two openings on the Capital Improvements Program Committee for any residents that are interested.
- c. **HL Turner Study** – Selectman Olmstead notified the Board that the results from the Town Building study from HL Turner have been received, and the firm's recommendation is for a separate, new town office building rather than building another story on the existing town offices. Town Planner Ward stated that he feels a second story would be a good option as the building could be built into the banking and could have direct/handicap access.

Meeting adjourned at 9:15pm. The next meeting is scheduled for Thursday, March 16 at 7:00pm.

Respectfully submitted,

Audry Barriault