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Annual Joint Land Use Boards Meeting

Meeting Date and Time: Thursday, May 11, 2017 at 6:00 PM

Meeting Place: Sanbornton Public Library, Sanbornton NH

The meeting was called to order by Planning Board Chair Evelyn Auger at 6:00 PM

Roll Call

Planning Board: Chair Evelyn Auger, Dick Gardner, Don Bormes, Alternates Jody Slack and Justin Barriault

ZBA: Doug Rasp, Melissa Anderson, Don Bormes, Alternate Steven Cobb

Conservation Commission: Karen Bordeau

Others: Town Planner, Bob Ward

Town Planner Bob Ward gave an overview of the Planning Board's plan of work for this year. He explained that the Board is mainly working on site plan regulation review now, and the next task will be to review and update the Town's zoning ordinance. He asked other boards to notify the Planning Board if they hear of any issues that may be of concern. Planning Board Chair Evelyn Auger stated that the Planning Board has approved the Economic Development chapter for the master plan, and asked how economic development affects the work of other boards. Karen Bordeau of the Conservation Commission stated that economic development ventures and conservation are often in opposition of each other. Town Planner Ward noted that this does not need to be the case, especially in the case of equestrian or agricultural-based businesses that fit with the rural characteristics of Sanbornton. Karen mentioned that she has Sanbornton maps that show overlays for aquifers, wetlands, etc. that she would be happy to share with the Planning Board, perhaps at a regular meeting. She also stated that the Conservation Commission has been looking at getting landowners to grant conservation easements but have not made much headway. She asked the other boards to be aware of this in case they hear that anyone is interested.

Melissa Anderson of the Zoning Board stated that she felt that approving the KREBS Farm wedding venue this past year may have been done differently had there been more information provided to the ZBA. Chair Evelyn Auger stated that the ZBA and PB cannot meet to discuss a specific case because it is a conflict of interest, as the ZBA is an Appeals board. Steve Cobb asked what the farm is considered now, if it is not Commercial but also not Level 1 or 2 Home Occupation. Town Planner Ward said it is none of these. Steve asked if the Planning Board will be looking to update regulations related to Agritourism in the site plan regulation review they are working on currently. Chair Auger said the PB decided not to look at updating anything related to Agritourism since it is still a moving target and there are new developments being made regarding it at the state level. Steve recommended that the boards meet more than once a year to be able to share information about different topics, and the other boards agreed.

Steve Cobb asked where the Planning Board is with implementing an economic development plan. Chair Auger said it is stalled right now. Melissa Anderson asked how the Planning Board would go about attracting equestrians to Sanbornton, as the Town Planner had mentioned. Town Planner Ward responded that he could share information about Sanbornton as

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a possible location for an equestrian farm by notifying agencies at the state level. Don Bormes stated that horse farms are not that lucrative in regards to taxes as there is a lot of open space. Karen Bordeau noted that open space is also not a tax burden.

Doug Rasp stated that he would be interested in the Planning Board updating the Town's ordinance to allow for a 55+ development in Sanbornton. Steve Cobb stated that it would be difficult finding an investor for such a project. Doug is also interested in the possible commercial development of Exit 22 which is currently not zoned as Commercial. Chair Auger stated that the re-zoning of this area would need to go to Town Meeting. Town Planner Ward explained that there are aquifers present in this area, and a storm water management system would be plausible but very expensive for a developer to implement. Will Ellis stated that he feels that there will always be someone unhappy with economic development happening in their own backyard and the best way to reduce taxes is to reduce spending. Karen Bordeau stated that the Planning Board would need to educate the public about economic development proposals and could work with the Conservation Commission to hopefully make these types of projects Sanbornton-friendly. Don Bormes mentioned that the tax rate in Tilton, which has seen constant economic development, is only marginally less than Sanbornton's.

Town Planner Ward provided an update on the proposed opioid rehabilitation center in Tilton. He explained that the Tilton Planning Board has voted to designate this a "Development of Regional Impact" so that both the town of Sanbornton and the Lakes Region Planning Commission will have abutter's rights.

The various boards agreed to meet in six months (November) to update one another on current projects and issues of concern.

Meeting adjourned at 8:00

Respectfully submitted,

Audry Barriault