

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, May 18 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: Chair Evelyn Auger, Dick Gardner, Don Bormes, Will Ellis

Regular Members absent: Selectman Karen Ober

Alternate Members present: Jody Slack

Alternate Members absent: Gail Morrison, Justin Barriault

Others present at the meeting: Town Planner, Bob Ward

Approval of draft Planning Board minutes from 5/04 – Don Bormes made a **motion** to approve the draft minutes of 5/04. Will Ellis **seconded** the motion and the motion passed unanimously.

New Business

- a. Discussion regarding request from Paul and Mary Antonucci for amending fire protection requirements of previously approved subdivision on Vail Rd** – Town Planner Bob Ward explained that the Antonucci's are proposing to build on a lot which was subdivided in 2004. Fire Chief Paul Dexter explained that he does not feel that subdivisions should have their own fire safety rules different from the rest of the Town, but this subdivision was required to have a fire sprinkler system installed in each home. There is no State rule for enforcement of such a system but the Planning Board, at the time of subdivision approval, had required one. The Chief would prefer to give the Applicants the choice of a cistern, a monitored sprinkler system, or a monitored fire alarm system, the third of which the Antonucci's would like to use. Dick Gardner asked if this requirement would be able to be enforced. Chief Dexter responded that even if the State does not require a system, the Town can adopt its own enforceable regulation if it chooses. Dick Gardner made a motion to endorse and accept this alternative method of fire monitoring for only this specific case. Don Bormes seconded the motion and the motion passed unanimously.
- b. Recommendation to BOS for request from Paul and Mary Antonucci for Certificate of Zoning Compliance permit on private road, per RSA 674:41** – The proposed building mentioned in the previous agenda item will be located on a private road and therefore the BOS will need to grant the permitting officer authorization to process the Certificate of Zoning Compliance. Don Bormes made a motion to recommend to the BOS that they authorize the permitting officer to process the certificate, subject to the Applicants signing a Hold Harmless Agreement. Dick Gardner seconded the motion and the motion passed unanimously.
- c. Recommendation to BOS for request from Timothy Crofoot for Certificate of Zoning Compliance permit on private road, Livingstone Rd, per RSA 674:41:** Realtor Chuck Braxton explained that Livingstone Rd is a discontinued town road, and the permitting officer would need BOS approval in order to process the Certificate of Zoning Compliance. Dick Gardner made a motion to recommend to the BOS that they allow the permitting officer to process the certificate, subject to the Applicant signing a Hold Harmless Agreement. Will Ellis seconded the motion and the motion passed unanimously.

Old Business

- a. KREBS Farm approved site plan** – Chair Evelyn Auger provided a letter from Ralph Rathjen of KREBS Farm regarding his approved site plan. The letter explained that statements have been made at Planning Board meetings since the approval that suggest the site plan has not been fully

approved, and he would like these statements rectified. Will Ellis stated that the letter he requested from the septic engineer was dated February 16th but he did not receive it until the end of March from the Planner, and stated that more communication is needed amongst the Planning Board. He suggested that once a site plan is signed, that a copy is provided to the Planning Board so they can see that conditions have been met. Dick Gardner made a motion to state that the KREBS Farm site plan has been approved and all conditions have been met as of receipt of letter from CLD Engineers dated February 16, 2017. Chair Evelyn Auger seconded the motion and the motion passed unanimously.

- b. Update regarding proposed Rehab Facility in Tilton** - 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. Don Bormes stated that he has researched this type of facility and feels that there are federal regulations that may not allow the exclusion of a rehab center, so the Tilton board may be wasting their time. Town Planner Ward stated that that is an issue of concern and the Tilton Town Planner is researching this as well.

Other Business

- a. Discussion regarding Solar Garden project at Guinta Drive** – Town Planner Ward explained that this project has been brought to the Board previously and will be proposed again. The NhSolarGarden project flyer states that the Town could lower its electric bill by \$62,500 by implementing a community solar garden at the Guinta Family Farm. Dick Gardner stated that the Board needs to work with experts on this type of issue, and the other members agreed. The Planner will work with his contacts at area organizations such as the Lakes Region Planning Commission and the New Hampshire Municipal Associations to gather more information.
- b. Review of approval for horseback riding camp proposed by Bobbie Donovan** – Town Planner Ward stated that the Fire Chief sees no issues with the approved horseback riding/day camp proposed at a previous meeting by Bobbie Donovan at 232 Tower Hill Rd.

Meeting adjourned at 9:30pm. The next PB meeting is scheduled for Thursday, June 1st at 7:00pm. The PB will be an agenda item at the BOS May 24th meeting to discuss enforcement of conditional approvals granted by the PB (6:00pm).

Respectfully submitted,

Audry Barriault