

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday July 20th at 7:00 PM

Meeting Place: Meeting Room, Sanbornton Town Offices

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, Selectman Karen Ober

Alternate Members present: Jody Slack

Alternate Members absent: Gail Morrison, Justin Barriault

Others present at the meeting: Contract Town Planner, David Jeffers

Approval of draft Planning Board minutes from 6/15 – Don Bormes made a **motion** to approve the draft minutes of 6/15 with correction made to attendee list. Will Ellis **seconded** the motion and the motion passed unanimously.

New Business

- a. **Conceptual Plan meeting with Giguere Auto** – David Jeffers explained that the Applicant is not prepared to discuss this project so this meeting is postponed. Selectman Karen Ober suggested that the Planning Board look at the existing approved site plan for Giguere and possibly have the Code Enforcement Officer visit the site. She stated that some of the stipulations in the existing site plan are possibly not being adhered to. Jody Slack stated that the notes of the Code Enforcement Officer's visit would be useful for the conceptual meeting with Giguere.

Old Business

- a. **Discussion of Development of Regional Impact in Tilton** – David Jeffers explained that the Tilton Planning Board met on July 11th, and the proposed adult rehabilitation facility located close to Sanbornton on Autumn Drive was on the agenda. The Board decided to postpone that discussion until further research could be done regarding the amount of impervious surface needed for the proposed facility, as well as if septic system approval has been received. David Jeffers noted that he has let the Tilton Town Planner know that the Sanbornton Planning Board believes this type of facility is needed, but has concerns about abutting property values as well as the impact on Sanbornton's emergency responders. He stated that the Tilton Town Planner will look further into the issue of expecting Sanbornton to respond first due to proximity to the facility.
- b. **Information on septic approvals** – David Jeffers provided an overview of the septic approvals completed recently in the Town, stating that it is purely informational and that the Board does not need to do anything. Will Ellis stated that he is appreciative of this type of information.

Other Business

- a. **Economic Development Committee** – Chair Evelyn Auger explained that the Planning Board had previously agreed to re-instate an Economic Development Committee and needs to develop a list of possible volunteers to recruit. Selectman Ober stated that the UNH Cooperative Extension is offering an upcoming workshop on Economic Development that a member may want to attend. Dick Gardner stated that he feels that work should be done by a full time Planner rather than a volunteer. Chair Auger stated that investing in training for an employee rather than volunteer is a better use of funds. Will Ellis explained that he does not think that the Town is in a position to pursue Economic Development at this time, and the Board has not yet finished revising the Town's site plan review regulations. Don Bormes stated that the previous Town Planner tried to move forward with Economic Development and was faced by criticism from residents and the Selectmen. Chair Evelyn Auger

made a motion to table the discussion of Economic Development until a permanent Town Planner is in place. Dick Gardner seconded the motion and the motion passed, with Selectman Ober and Chair Auger voting No.

- b. New Planner interview preparation** – Chair Auger explained that there have been two resumes received for the position of Town Planner. The Town Administrator has also been in communication with Bristol regarding their new Planner who is working 29 hours a week, and would have 11 hours to work with the Town of Sanbornton, if the Board wanted to consider that as an option. Though not full-time, this would be doubling the coverage provided currently by the Contract Planner. The Planning Board decided to consider this arrangement with Bristol’s Planner, totaling three applicants to interview. Dick Gardner and Jody Slack expressed interest in being part of the interview committee.
- c. Property “Grandfathering”** – Chair Auger provided PB members with an overview document of Grandfathering. David Jeffers explained that the Municipal Law Lecture Series is a good resource for this topic. He stated that there are workshops given all over the state that members can attend.

Other Business

- a. Drainage Complaint** – David Jeffers explained that the Code Enforcement Officer has received a complaint from Joanne Rotonelli regarding a neighboring home’s drainage onto her property. According to the minutes of her subdivision plan hearing from 2006, the abutting home’s foundation drains should face in a westerly direction, but they are instead pointing in an easterly direction and water is eroding Ms. Rotonelli’s driveway. The Planning Board decided for the Code Enforcement officer to pursue this with the property owners.
- b. Update from Planner on incoming requests and DES approvals** – David Jeffers provided an overview of recent DES approvals for Wetlands permits in Sanbornton, as well as information on upcoming water quality workshops for anyone interested. He also noted that he has received a request for a conceptual consult for a boundary line adjustment on Hunkins Pond Rd.
- c. Update on future NH Solar Garden project** – Selectman Ober stated that she has received more information regarding the PILOT (Payment In Lieu of Taxes) component of the Solar Garden project, stating that the \$62,000 per year paid to the Town would be reviewed every ten years. She explained that a public hearing would be needed to discuss the PILOT. Don Bormes stated that a variance would be needed for this operation, as the land is in current use now. Dick Gardner stated that he attended a recent solar power information workshop provided by the NH Sustainable Energy Association. He noted that an important takeaway from the workshop is that the information put forth in the NH Solar Garden flyer is not set in stone and is negotiable. He also noted that Vermont also has large solar projects, but they are often built on unusable fields, gravel pits, etc., not on viable green space like in the case of the Guinta property.
- d. PB rep for CIP Committee** – Selectman Ober stated a PB rep is still needed for CIP, as Justin Barriault is already representing the Budget Committee. Jody Slack volunteered.

Meeting adjourned at 8:55pm. The next meeting is scheduled for Thursday, August 3rd at 7:00pm.

Respectfully submitted,

Audry Barriault