

**MINUTES**  
**Business Meeting**  
**Sanbornton Planning Board**

**Meeting Date and Time:** Thursday August 17th 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, Selectman Karen Ober, Will Ellis, Don Bormes

Alternate Members present: Jody Slack, Justin Barriault

Alternate Members absent: Gail Morrison

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

**Approval of draft Planning Board minutes from 8/03** – Don Bormes made a **motion** to approve the draft minutes of 8/03 with any corrections. Will Ellis **seconded** the motion and the motion passed, with Will Ellis abstaining.

**New Business**

**a. Conceptual Plan meeting – Tom Morrison and Dan & Julie Mills (Lots 16-59/59-3/59-4)** – Surveyor Ron Johnson explained that the original subdivision plan for these lots in question was created in 1992 and recorded at the Registry of Deeds. In 2000, the Morrisons had agreed on deeding a 50 foot strip of land to the Mills family to use as access to a future house which they decided not to build, but plans were drawn up to reflect this deeded parcel. The families would like to go back to the original 1992 plan, without having to draw up new plans. Ron Johnson suggested that the Planning Board make boundary line adjustment approvals contingent on deeds being recorded with the Registry in the future, just to avoid any confusion. The Board agreed that no new plans should need to be drawn for the Morrison and Mills families, and Dick Gardner suggested that Ron Johnson ask the Registry of Deeds if it is okay to use the existing 1992 plans, which he said he will do. Ron Johnson also explained that a completely separate issue exists for these lots; a boundary line adjustment will be needed for the current Mills property so that the boundary line pin can be moved out of Mr. Mills driveway. This would require a new plan to be created, and adequate road frontage will still exist by using lot averaging.

**b. Conceptual Plan meeting – Joe McMenaman (Tilton Trailers)** - Joe McMenaman is in the process of purchasing the former Channel Marine which is next to his existing place of business on Route 3. He explained that boats were previously stored on this lot but he will be storing about 50 trailers there (cargo trailers, boat trailers, etc.). Dick Gardner explained that only 10% impervious surface is allowed given that this lot is on top of an aquifer, and Mr. McMenaman did note that the ground is rather soft. Dave Jeffers explains that impervious surface would include roofed structures and gravel. Chair Evelyn Auger stated that a formal site plan completed by a surveyor will be required before this can be approved by the Planning Board. Dick Gardner asked what the Tilton Planning Board's views of this project are, given that some of the land is in Tilton. Mr. McMenaman responded that they did not have any objections. Mr. Mcmenaman also added that this new lot will not be formally merged with his existing lot, but would like to cut down the trees that divide the two lots now so that the lots are joined visually. Chair Evelyn Auger explained that the Planning Board has been working on updating its site plan review regulations but these should be reviewed by Mr.

McMenaman before he submits his site plan. He will try to have a site plan submitted by August 30<sup>th</sup> so that he can be on the agenda for the September business meeting.

### **Old Business**

**a. Update on Development of Regional Impact in Tilton** – Selectman Karen Ober explained that she attended the recent Tilton Planning Board meeting regarding the proposed treatment facility on Autumn Drive. She stated that she explained to the Tilton PB that there were concerns about the changing use of the property since it was purchased, light pollution, wetlands issues that have not been addressed, and the expectation that Sanbornton's fire and rescue services will respond first to emergencies. She also explained that she learned that the use of the property was approved by the Tilton Planning Board on May 8<sup>th</sup>, and these subsequent meetings have been held to discuss site plan issues.

### **Other Business**

- a. Update on future NH Solar Garden project** – Selectman Ober stated that the upcoming public hearing regarding the NH Solar Garden PILOT agreement will take place on August 23<sup>rd</sup> at **5:30**. Will Ellis asked if the Town has looked at what tax revenue this project would generate, and Selectman Ober responded that Municipal Assessor Robb Jutton has been doing the research on this project. Will Ellis also asked if rate increases could be looked at every 5 years after completion instead of 10, and Selectman Ober responded that NH Solar Garden wanted 20 years, Robb Jutton wanted less than 10 years, and 10 years was negotiated instead. Will Ellis asked where the power lines for this project would go, and Selectman Ober responded that they did not know, but noted that these are all issues that may be addressed at the public hearing next week.
- b. Site Plan Review Regulations** – Chair Evelyn Auger recommended that members review the site plan review regulations at home and bring in suggestions for updating it at the next meeting. Will Ellis asked if multi-family housing should be address in the site plan regulations. Chair Auger suggested that changes should be made to the current regulations, and then the Board can see where multi-family fits in to the document after.
- c. Update on Town Planner position** – Chair Auger explained that the two outside applicants that the Planning Board was planning to pursue for the Town Planner position have fallen through, and asked if the Board would like to advertise again or pursue using Dave Jeffers, the current contract planner, as the permanent part-time planner. Selectman Ober stated that the budget for FY18 will be worked on next month, so the BOS needs to know what the Planning Board would like to do. She noted that there may be a possibility for using paid interns from LRPC to do some of the clerical planning work. Dave Jeffers will report back to the Planning Board on how many weekly hours he will need to adequately do the job of Planner so that this can be budgeted for. Dick Gardner made a motion to recommend to the BOS that they continue using Dave Jeffers as the part-time Planner in 2018, renewing his current contract which is expires in December 2017. Don Bormes seconded the motion and the motion passed, with Selectman Karen Ober abstaining.
- d. Planner's update** – Dave Jeffers notified the Board that there may have been a private road waiver on Knox Mountain Rd that was not filed, which was discussed at a May PB meeting. He was also asked by a real estate agent about the Town's ordinance for tiny houses, and the Board responded that they are treated as mobile homes. He has received the stormwater management report for Giguere Auto and stated that there may be some issues that need to be addressed.

**Meeting adjourned at 9:35pm. The next meeting is scheduled for Thursday, September 7<sup>th</sup> at 7:00**

Respectfully submitted, Audry Barriault