

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday September 7th at 7:00 PM

Meeting Place: Meeting Room, Sanbornton Town Offices

The meeting was called to order by Don Bormes at 7:00 PM

Roll Call

Regular Members present: Don Bormes (as acting Chair), Dick Gardner, Selectman Karen Ober, Will Ellis

Regular Members absent: Chair Evelyn Auger

Alternate Members absent: Gail Morrison, Justin Barriault, Jody Slack

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

Approval of draft Planning Board minutes from 8/17– Selectman Karen Ober made a motion to approve the draft minutes of 8/17 with corrections. Dick Gardner seconded the motion and the motion passed unanimously.

Old Business

a. Update on Development of Regional Impact in Tilton – Selectman Karen Ober stated that there is no update on this proposed project since the last meeting and that the Tilton Planning Board meets next week on Tuesday, September 12th at 6:30. She explained that she will not be able to attend that meeting and feels that even if the site plan for the rehab facility is approved at that meeting, it will probably be contested by abutters.

b. Update on future NH Solar Garden project – Selectman Ober explained that the PILOT agreement for the proposed 25 megawatt solar project was voted in by the Selectmen recently and that NH Solar Garden’s next step will be to come before the Planning Board with a site plan. Dick Gardner suggested hiring consultants who are experienced with solar projects of this size, as the Planning Board is not. Don Bormes stated that any legal counsel or consultants will need to be budgeted for appropriately for FY19. Will Ellis noted that he feels the agreed upon tax rate between NH Solar Garden and the BOS should not be a locked-in rate for the next ten years.

Planners Update

a. Giguere Auto report – Dave Jeffers explained that the report from Stormwater Compliance LLC for Giguere Auto states that the water system needs to be maintained and cleaned regularly, and recommends not parking vehicles on grassy areas. Dick Gardner stated that he does not think the original site plan from Giguere Auto showed vehicles parked in this area, but said that he will research this site plan to see if this is the case.

New Business

a. Site Plan Review – The Board completed making changes to the Site Plan Review Regulations, mainly the Landscaping section adapted from Hanover’s regulations. Will Ellis asked if a licensed surveyor should be required to draft site plans as described in the current regulations. Dave Jeffers responded that it is a good idea to keep this requirement. Will Ellis also stated that “parking space” should be defined in the regulations, so the addition of “paved or gravel parking spaces” was added. Selectman Ober noted that these regulations will pertain mainly to large site plans but the Planning Board has the authority to waive some requirements, depending on the situation. The Board will review the entire document at a future meeting and make further changes if needed.

Meeting adjourned at 9:10pm. The next meeting is scheduled for Thursday, September 21st at 7:00

Respectfully submitted, Audry Barriault