

MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, January 5 2017 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: Will Ellis, Chair Evelyn Auger, Dick Gardner

Regular Members absent: Don Bormes, Selectman John Olmstead

Alternate Members present: Jody Slack (seated for Don Bormes)

Alternate Members absent: Gail Morrison, Justin Barriault

Others present at the meeting: Town Planner, Bob Ward, Selectman Karen Ober

Approval of draft Planning Board minutes from 12/15 – Jody Slack made a **motion** to approve the draft minutes of 12/15. Dick Gardner **seconded** the motion and the **motion passed**, with Selectman Karen Ober abstaining.

New Business

- a. **Discussion regarding Town Planner job description** – Chair Evelyn Auger stated that the Select Board did not approve the revised Town Planner job description that the Planning Board was tasked to work on at the last meeting. She stated that the BOS instead used an older, skeletal draft which she felt is missing some key components to send to Thornton & Associates for the pay matrix study. The skeletal job description lists minimum requirements of only a high school diploma and 5 years of planning experience, which Chair Auger feels any Planning Board member could do, and is not reflective of the quality of Town Planner that Sanbornton needs. Dick Gardner stated that he would like to work on other Planning Board issues other than this, and Will Ellis agreed. Selectman Karen Ober stated that they needed to have all job descriptions completed for Thornton & Associates to begin their work but if a newer Planner job description is completed soon, it can replace the skeletal draft.

Will Ellis made a motion for the newly revised version of the Town Planner job description to be reviewed by the Board of Selectmen, and for them to notify the Planning Board what parts they do or do not like and why, as well as accept or not accept this version. Jody Slack seconded the motion and the motion passed, with Selectman Ober abstaining. Chair Evelyn Auger made a motion for the BOS to send the revised draft, if accepted, to Thornton & Associates to be included as part of the pay matrix study. Will Ellis seconded the motion and the motion passed, with Karen Ober abstaining.

- b. **Review of current fiscal year-to-date expenditures** – Town Planner Bob Ward provided the Planning Board with a current spreadsheet of Planning and Zoning expenditures from July 2016 through December 2016. Dick Gardner asked why the advertising line item has been over-expended. Town Planner Ward responded that there have been more meetings this year that have had to be noticed to the public which incurs costs.
- c. **Review of request from Lakes Region Planning Commission regarding “Key Destinations” map** - Town Planner Ward explained that the LRPC will be creating a map of destinations of interest in the Lakes Region, and would like a list of these from Sanbornton. Town Planner Bob Ward will work on this last as there was already one created for the Economic Development Committee.

- d. Review of proposed amendments to Zoning Ordinance** - Town Planner Bob Ward provided the Planning Board with a list of possible Zoning Amendments for consideration at Town Meeting 2017, and stated that any amendments will need to be posted next week. Will Ellis stated that he does not feel that this is enough notice to thoroughly review the amendments. Dick Gardner asked how this list was created, and Town Planner Ward explained that he keeps a list of any possible amendments mentioned by board members throughout the year. Town Planner Ward explained that one amendment discussed in the past relates to the 200-foot setback requirement for building around a public water supply. Currently the only public water supply (deemed as “future public water supply” in the Master Plan) is Hunkins Pond and the Franklin well field on Rt 127 so this does not need adjusting.

An amendment to allow permit by special exception in the Aquifer Conservation District for commercial, light manufacturing and multi-family residential development was proposed. Town Planner Ward explained that the intention of this amendment would be to eliminate some barriers to economic development in aquifer areas, whereas now there is no flexibility for that. Will Ellis stated that the Town does not have enough information about aquifers to move forward with an amendment like this. He also mentioned that the Town not allowing a gravel pit in a medium to high yield aquifer area but allowing housing or manufacturing is contradictory. Dick Gardner asked Town Planner Ward if there is a specific area in Sanbornton that this amendment is intended for, and Town Planner Ward responded yes, the large parcels recently purchased by Megwood LLC located near Exit 22. Dick Gardner stated that he agrees with Dick Gardner, and feels it is impolitic to pick and choose which parcel gets to be Commercial.

Dick Gardner made a motion to not move forward with this amendment. Will Ellis seconded the motion and the motion passed, with Karen Ober abstaining.

Another amendment was proposed that would permit commercial and multi-family development in the General Agricultural, Residential and Historic Preservation Districts by special exception. Will Ellis stated that there is no point of zoning if an amendment like this is passed. Chair Evelyn Auger stated that she disagrees, and feels that saying No to industry in an entire zone takes away some of the control of the Planning and Zoning Boards. Dick Gardner asked what is needed for an applicant to be granted a special exception. Town Planner Ward responded that largely the special exception is granted when the Zoning Board finds no negative impact to neighboring property values or health and safety of the public. Dick Gardner stated that he does like the flexibility that a special exception would allow for.

Dick Gardner stated that he would like to make a positive motion in order to just get the amendment on the table for voting. He made a motion to accept the proposed amendment #2. Chair Evelyn Auger seconded the motion. Chair Auger voted Yes. Slack, Gardner and Ellis voted No. Karen Ober abstained. The motion did not pass.

Town Planner Ward explained that the third amendment, re-zoning the area around Exit 22 as Highway Commercial, would allow for the Town to take advantage of the development opportunity just off I-93. Chair Auger stated that the Town will not be ready for this and that more work needs to be done to educate residents. The amendment lists requirements of minimum 20 acre lots that have a minimum of 500 feet of road frontage, and a 500-foot front setback requirement. Selectman Karen Ober stated that the first two proposed amendments make it appear that Sanbornton wants to work with Sanbornton-appropriate businesses, but this amendment shows otherwise. Town Planner Ward stated the large parcel and setback requirements would allow for a large business that does not have to be seen from the road, while still providing a tax benefit to the Town.

Dick Gardner made a motion to accept amendment #3. Jody Slack seconded the motion. None were in favor. The motion did not pass.

The fourth amendment was described by Town Planner Ward as being a “housekeeping amendment”. The proposed amendment seeks to delete the word “farm” from the Definitions section of the Ordinance and instead use the word “Agriculture”. Will Ellis stated that he would like the definition to read exactly as it does in the state statute, under 21:34-a. Chair Evelyn Auger stated that if the town allows for Agritourism, which mainly involves weddings, she would like the Selectmen to discuss a possible View Tax, as she feels those venues are chosen for their picturesque views and not for the farm activity.

Dick Gardner made a motion to accept amendment #4 as written. Chair Evelyn Auger seconded the motion. All were opposed, with Karen Ober abstaining.

Town Planner Ward explained that the fifth proposed amendment was to allow for stipulations related to Agritourism. Dick Gardner stated that he feels this needs to be looked at closer and needs more time.

Dick Gardner made a motion to accept amendment #5. Jody Slack seconded the motion. None were in favor. The motion did not pass.

The final amendment to expand the “Advertising Signs” section of the Ordinance was proposed so that the section more closely adheres to a recent Supreme Court decision regarding sign rules. Town Planner Bob Ward explained that Sanbornton’s Ordinance is already in compliance.

Dick Gardner made a motion to accept amendment #6. Chair Evelyn Auger seconded the motion and it passed unanimously.

Meeting adjourned at 9:25 The next meeting is scheduled for Thursday, January 19 at 7:00.

Respectfully submitted,

Audry Barriault