

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday October 19th at 7:00 PM

Meeting Place: Meeting Room, Sanbornton Town Offices

The meeting was called to order by Dick Gardner (Vice Chair pro tem) at 7:00 PM

Roll Call

Regular Members present: Dick Gardner, Selectman Karen Ober, Will Ellis, Justin Barriault

Regular Members absent: Don Bormes

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

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

Approval of draft Planning Board minutes from 10/05– Selectman Karen Ober made a motion to approve the draft minutes of 10/05 with changes. Justin Barriault seconded the motion and the motion passed unanimously.

New Business

a. Site Plan Review application for JLM Distributors, LLC (Tilton Trailers), Tax Map 24, Lot 16 – Joe McMenemy of Tilton Trailers presented his site plan and explained that his design will include under 1 acre of impervious surface (gravel) while the rest will be grass. Trailers on display will be parked on the grassy areas and vehicles will drive only on the gravel areas. Karen Ober asked if these trailers would qualify as “roofed structures”, described as being impervious in the Town’s ordinance. Mr. McMenemy explained that some are enclosed, roofed trailers but they will not be fixed and will be moved around often. Jody Slack suggested making sure that snow banks stay in front of the silt screening areas on the edges of the land, and Mr. McMenemy responded that he will do so. Resident Michelle Jackson asked if there is a possibility of any type of gas or oil spill, and Mr. McMenemy explained that none of the trailers are motorized. Planner Dave Jeffers explained that Mr. McMenemy is requesting two waivers on his application, #14 and #15, the main reason for both being because no new structures are being built so a topographical survey should not be needed. Selectman Karen Ober made a motion to accept the waivers and Will Ellis seconded the motion. The motion passed unanimously. Selectman Ober made a motion to accept the application as complete. Will Ellis seconded the motion and the motion passed unanimously. Dick Gardner made a motion to approve the site plan as presented. Jody Slack seconded the motion and the motion passed unanimously.

b. Conceptual Consultation – Potential subdivision on Poplar Rd by Ray Tetu, Tax Map 16, Lot 71 – Ray Tetu explained that he has a 30-acre piece of land under a sale agreement on Poplar Road (a Class 5 road) and is considering subdividing it into 5 lots. He stated that these would meet the General Agricultural Zone requirements of road frontage and setbacks and wants the Board’s opinion on if this is a viable plan. Dick Gardner asked about the topography of the land, and Mr. Tetu responded that he has walked some of the property and believes it is fairly flat with some wetland area toward the back. Dick Gardner explained that a 10% conservation easement would be needed for any subdivision over 10 acres, and also offered the option of a cluster development rather than subdivision. He explained that this would entail a larger conservation area but also more homes with less frontage and smaller land size requirements for building, but would also require a private road which would be an added expense of the developer. Selectman Ober noted that this private road would need to be built to Town standards.

c. Conceptual Consultation – Potential subdivision, Guy Guinta and Joe Guinta, Tax Map 22, Lots 14-3 and 15-1 – Guy Guinta and Joe Guinta explained that they would like to split two lots into

four; the first lot is in the Historic District and would meet the frontage requirement of 175 feet and 1.5 acres. The back lot would be in the Forest Conservation Zone and would need to meet the 6-acre lot requirement. The Board looked at a map of the area and it appears that a small portion of the front lot may be part of the Forest Conservation Zone, but the owners will know this for sure once a survey is done. Dick Gardner asked Planner Jeffers about land that falls in two zones. Planner Jeffers responded that most planners look at this on a case-by-case basis but generally the land would follow the rules of the majority zone.

Other Business

a. Renewable Energy guidelines – Resident Mark Larocque explained that his company installs solar arrays, usually in the western US, and that he can lend his expertise to the Planning Board for any future energy proposals they may receive. He stated that there are federal guidelines that any energy company would need to follow and that he can provide those guidelines to the Board for future use. The Board was open to Mr. Larocque’s suggestion. Selectman Ober also suggested recommending to the BOS that the inactive Energy Committee be reinstated with the specific purpose of developing a Renewable Energy Ordinance. This will be put on the next agenda.

b. Planning Board Chair – Planner Dave Jeffers stated that there is no current Chair for the Planning Board but some boards use co-chairs, and that this is something for the Board to think about. Jody Slack also noted that the decision to make Justin Barriault a full member at the last meeting should have been done with all alternate members in attendance; though he does not want the position he did note that he has been an alternate member longer than Justin has.

c. Proposed Rehab Facility at former Tilton Sports Center on Autumn Drive in Tilton – Selectman Ober explained that she was notified of a soccer league moving to the Tilton Sports Center. This is contradictory to the approved site plan for the rehab facility, which stipulated that no other businesses could function in the same building. She has notified the Tilton Planning Board.

d. Budget update – Selectman Ober stated that the BOS have adjusted the Planning Board budget so that administrative support would be in the office only as needed, therefore the rest of that funding has been moved to the Planner’s salary budget line.

e. Planner’s Update – Planner Jeffers explained that the Town of Sanbornton has received a certificate for being a Certified Local Government for 30 years, which allows the Town to apply for certain grants. He also asked for the Board’s input on the Transportation Destination map that was provided to members.

Meeting adjourned at 9:15pm. The next meeting is scheduled for Thursday, November 2nd at 7:00

Respectfully submitted,

Audry Barriault