

SANBORNTON HISTORIC DISTRICT COMMISSION
Held in conjunction with Joint Land Use Boards
MINUTES-September 7, 2023 at 7:00 P.M.
Sanbornton, New Hampshire 03269
Old Town Hall- 19 Meeting House Hill Road
Draft- For Discussion and Final Approval

The following members of the Historic District Commission were present: Brandon Deacon, Nina Gardner and Sam Swartz, constituting a quorum of the Commission.

Not able to attend were: Franz Vail, Chair and Barbara Whetstone, Alternate

The Meeting was called to order by the Planning Board Chair, Andy Sanborn at 7:00 P.M.

Nina Gardner agreed to take Minutes of the Meeting for those issues that pertain to the Historic District. Complete minutes of the meeting would be the responsibility of the Planning Board. See Draft Minutes of Joint Land Use Board Meeting Sanbornton Planning Board September 7, 2023 on Planning Board website.

The following agenda items were discussed.

Review of potential amendments to the 2023 Sanbornton Zoning Ordinance.

- a. Article 15 F. wetlands Conservation District buffer zones
- b. Article 3. Definition of Structure
- c. Article 20C. permits for accessory buildings
- d. Article 4.DD1. revise language regarding appeal period and permits
- e. Article 9. Historical Preservation setbacks
- f. Article 18. Expiration of Variances and Special Exceptions, and add Equitable Waiver of Dimensional Requirements.

Stephen Laurin noted that there are no set-back requirements in our Ordinance for the Historical Preservation District (HPD). There have been no HPD setbacks since 1974, however, Mr. Lauren did not find any Town vote that eliminated the setbacks. The latest Town vote that passed in 2006 included a Lot Requirement table that indicated no setbacks for the HPD. Nina Gardner said that the Historic District Commission would also like to clarify the northern boundary of the Historic District.

Further Agenda items included:

Discussion of additional Zoning Ordinance deficiencies.

Open Forum Discussion

Review of the Planning Board's Annual Plan of work- Cluster development zoning and related housing issues; Level one and Level two Home occupations; and additional uses in the Commercial District.

The meeting was adjourned at 9:00 P.M.

Minutes prepared by Nina Gardner, Member