

**Sanbornton Planning Board
Workshop Meeting
Meeting Minutes
March 18, 2010**

1. Role Call

The meeting opened at 7:02 pm with the following members in attendance: Don Bormes, Chairman; Carmine Cioffi, Vice Chair; Dick Gardner, Member; Peter Dascoulias, Member; Terry Lewis, Alternate and Bob Ward, Town Planner.

Absent were: Andrew Livernois, Selectmen's Representative; Evelyn Auger, Alternate and Cindy Merchant, Alternate.

2. Seating of Alternates for absent members

N/A

3. Action on Minutes

a. Workshop Meeting of February 4, 2010

Carmine Cioffi made a motion to approve the minutes of February 4, 2010 as presented, seconded by Dick Gardner. All in favor after changes for clarification, motion carried.

b. Regular Meeting of February 18, 2010

Dick Gardner made a motion to approve the minutes of February 18, 2010 as presented, seconded by Carmine Cioffi. All in favor, motion carried.

c. Workshop Meeting of March 4, 2010

Peter Dascoulias made a motion to approve the minutes of March 4, 2010 as presented, seconded by Carmine Cioffi. All in favor after changes for clarification, motion carried.

7. Planners Update

Bob Ward stated that he has received information from Attorney Waugh concerning the status of the Emerson Brook Forest property in Sanbornton. The current status is that all properties of the Emerson Estate in Sandwich and Sanbornton are now up for sale. Bob Ward further stated that part of the information which is provided on the website for the Emerson Estate in relation to the Sanbornton property is misleading or in error. Carmine Cioffi made a motion for Bob Ward to contact the individual in charge of the website to clarify the information, seconded by Peter Dascoulias. All in favor, motion carried.

4. New Business

None.

5. New Business

- a. Public Hearing: 7:15 pm, Consideration of request for approval of Site Plan for proposed co-location of cellular antennas and associated ground mounted equipment and equipment storage building requested by Maine PCS, to be located at 173 Brook Road**

Bob Ward stated that this topic will involve two approvals by the Board. The first is under Article #4 of the Zoning Ordinance which requires the Planning Board to grant a conditional use permit. The second will be Site Plan approval. Bob Ward briefly described the current site plan of the facility which was previously approved by the Planning Board. All that is being proposed which is relevant to the Site Plan Review Regulations is a new 10 x 20 building. All fees have been paid and abutters have been noticed. Regional notification of municipalities within 20 miles has also been done by mailed notices. Notice in a regional newspaper was also done and will costs associated with such public notice will be charged to the applicant for these notifications.

Bob Ward stated that the application includes a number of requested waivers. Requested waivers include checklist items 13 (boundary line survey of property), 16 (show location of boundaries) & 17 (show existing and proposed buildings and floor elevations as the floor elevations is not applicable). Bob Ward stated that the request for a waiver of item 11 (date of preparation) will need to appear on the Final Plat submitted by the applicant. Peter Dascoulias made a motion to grant the waivers of items 13, 16 and 17 as requested based on the Planner's explanation, seconded by Carmine Cioffi. All in favor, motion carried. Carmine Cioffi made a motion to accept the application as complete, seconded by Peter Dascoulias. All in favor, motion carried.

The representative for the applicant, Peter DeMarco, presented the site plan for review by the Planning Board. Mr. DeMarco stated that this plan is only for an additional building, it does not involve extending the height of the existing tower or the addition of any new towers. Bob Ward stated that site plan review was triggered because the foot print of the original approved site plan will change due to the new building.

Chair Bormes opened the Public Hearing to abutters. An abutter presented a letter from an another abutter whose property is across the road and asked if there is any additional frequency radiation. Mr. DeMarcos stated that the Planning Board could make their approval conditional upon a Maximum Permissible Exposure (MPE) Analysis which the FCC uses to determine the levels permissible. Chair Bormes read a letter from Lynn Chong, a resident of a near-by property, requesting notification of any further proceedings regarding this matter.

Carmine Cioffi made a motion to grant a conditional use permit, seconded by Peter Dascoulias. All in favor, motion carried. Dick Gardner made a motion to approve the site plan, seconded by Peter Dascoulias. All in favor, motion carried.

b. Public hearing: 7:30 pm, Consideration of request for approval of proposed 3-unit condominium conversion, requested by Doreen Levy & Barbara Whittaker, applicants & owners of Tax Map 18, Lot 50 located at 31 Lower Bay Road

Bob Ward stated that this application is considered a subdivision under Sanbornton's Subdivision Regulations and State law. Bob Ward further stated that this property contains three separate residential units. The proposal is to convert these units into condominiums for seasonal use. Bob Ward stated that the application is complete. Bob Ward stated that he has requested that existing sewer lines (checklist item #20) be shown on the plans as well as proposed boundaries (checklist item #14). Bob Ward also stated that at the time of application the condominium documents were not included. The documents have now been submitted and Attorney Waugh stated that he will be able to review the documents prior to the April 15 Planning Board meeting. Attorney Waugh also communicated to Bob Ward that he will be available to attend that meeting

if the Board wishes him to. Bob Ward stated that any attorneys costs pertaining to this review is the responsibility of the applicant. The applicant present indicated her understanding of this fee and stated that the attorney retained by the applicant in this case is the same attorney as a previous applicant for the same type of conversion. Peter Dascoulias made a motion to have Attorney Waugh present at the April 15, 2010 meeting, seconded by Dick Gardner. All in favor, motion carried.

Bob Ward stated that waivers for checklist items 16 (locations of steep slopes), 17 (location of existing buildings), 18 (location of roads, driveways and bridges) & 25 (soil data) have been requested. Bob Ward further stated that he feels that waivers for these items are acceptable as there are no changes to the property's building or site configuration. Bob Ward asked the applicant if items 14 & 20 have been provided. The representative for the applicant stated that checklist item 14 is now provided and that item 20 will be added prior to the submission of the final plat. Carmine Cioffi made a motion to approve waivers for items 16, 17, 18 & 25, seconded by Peter Dascoulias. All in favor, motion carried.

Dick Gardner made a motion to accept the application as complete, seconded by Peter Dascoulias. All in favor, motion carried.

Joe Wickert presented the condo conversion plans for the applicants. Mr. Wickert gave a brief overview of the plan and stated that the reason the applicant is appearing before the Board is to change the form of ownership and not to change anything else on the property.. Unit 1 is occupied by the owners and will continue to be a year round residence for the owners. Units 2 and 3 are seasonal cottages and will remain as seasonal cottages. These two cottages are insulated and heated. Mr. Wickert stated that all 3 units are on public sewer. Bob Ward requested that the type and location of any sewer line as well as any backflow controls should be shown on the plan. The limited common areas were explained as well as the means of access. Parking for the units was also discussed. The amount of impervious area will not increase. The only change to the location other than form of ownership would be the relocation of an existing shed.

Chair Bormes opened the Public Hearing to abutter comment. No abutters were present for comment.

Chair Bormes stated that this Public Hearing will be continued to the April 15, 2010 Regular Meeting at 7:15 pm.

Bob Ward requested that a copy of the condominium documents be e-mailed to Attorney Waugh to expedite the review process.

6. Other Business

Bob Ward stated that Kevin Morrisette has requested a pre-conceptual consultation meeting with the Planning Board regarding a boundary line adjustment. Ron Johnson, registered land surveyor, appeared with the Mr. Morrisette. Mr. Morrisette would like to adjust the boundary between two lots to create two buildable lots for family members. One lot will be .94 acres and the other will be .78 acres. The applicant is aware that he will need to go to the Zoning Board of Adjustment for an area variance. The lots are currently grandfathered, non-conforming lots. The lots are currently buildable but the adjustment would make the lots more equal in size. Dick Gardner questioned whether both lots are in fact buildable. Bob Ward stated that as Zoning Enforcement Officer he would be able to make that determination.

Bob Ward stated that the Public Hearing for the proposed zoning amendments will be held on March 22, 2010 at 7:00 pm.

Bob Ward requested that the Board grant permission to consult with Attorney Waugh regarding the Alan Larter property which sits astride the Franklin-Sanbornton town line. There is an existing home which is located in Sanbornton. The road frontage is located in Franklin. There is a proposed subdivision of a 2 acre lot in Franklin and will be very complicated due to ownership and the dual municipalities. Carmine Cioffi made a motion to allow consultation with Attorney Waugh on this matter, seconded by Peter Dascoulias. All in favor, motion carried.

Chair Bormes informed the Board that Peter Dascoulias has turned in a letter of resignation due to personal matters.

8. Adjournment

Carmine Cioffi made a motion to adjourn, seconded by Dick Gardner. All in favor, motion carried.

Meeting adjourned at 9:02 pm.

Respectfully Submitted,

Carole Chase
Recording Secretary