



REVISED Meeting Agenda **Sanbornton Planning Board** **Notice of Meeting and Public Hearing**

Date/Time: Thursday, December 3, 2020 – 7:00 PM

Place: As per Governor Sununu’s Emergency Orders pursuant to Executive Order 2020-04 with regard to public access to meetings under RSA 91-A, there will be no physical location for the conduct of this meeting.

Access to the meeting by Planning Board members, applicants, and the public will be accommodated by telephone using the following teleconference line:

Dial-in Number: **425-436-6394**

Access Code: **554608#**

Purpose: For the purpose of conducting the following business

- 1. Roll Call**
- 2. Seating of Alternates for absent Members**
- 3. Review for approval of the draft minutes of the November 19, 2020 Sanbornton Planning Board meeting.**
- 4. New Business**

- a. First Public Hearing on Zoning Ordinance amendments as proposed by the Planning Board.**

Amendment #1

Amend Article 3.2, Definitions, by replacing the title of “Accessory Apartment” with “Accessory Dwelling Unit (ADU)” and amend the language of the definition to read as follows:

- 2. Accessory Dwelling Unit (ADU) means a residential living unit located on an owner-occupied lot which is secondary, subordinate and is within or attached to a single family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies. A detached accessory dwelling unit is also permitted (RSA 674:73).**

Amendment #2

Amend Article 4.X, Accessory Apartments, by renaming the Article to “Accessory Dwelling Units (ADU)” and to revise the language to expand opportunities for the construction of accessory dwellings throughout all Zoning Districts.

An official copy of the entire proposed amendment above is available for inspection on the Planning Board page of the Town’s website at www.sanborntonnh.org, or by appointment at the Selectmen’s Office in the Sanbornton Administrative Office Building during regular office hours. Please call ahead to schedule an appointment, and note that the number of persons permitted at one time in the Town Offices is limited due to Covid 19 restrictions.

The public is encouraged to contact the Planning Board Office at 729-8003, or by E-mail at planner@sanborntonnh.org, with any questions you may have.

5. Old Business

None

6. Other Business

None

7. Planners Update

- a. Correspondence
- b. Up-coming meetings, conferences and workshops of interest to Planning Board

8. Future Agenda Items

- Discussion of permitted uses in the Commercial District
- Discussion of Level I and Level II Home Occupations
- Planning Board discussion of amendments to Site Plan Review Regulations and checklist
- Discussion of Regulation of short-term rentals (tourist homes)
- Discussion of proposed Driveway Regulations (236:13)
- Discussion of proposed Nuisance Ordinance
- Revise Cell Tower (PWSF) Ordinance regarding Minor Modifications
- Revise Ordinance regarding termination of Variances and Special Exceptions (674:33.I-a.(b))
- Updates to 2012 Sanbornton Master Plan

9. Meeting Adjournment