



REVISED Meeting Agenda

Sanbornton Planning Board

Notice of Meeting and Public Hearing

Date/Time: Thursday, January 7, 2021 – 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 zoom/phone conference using the following REVISED connection method:

To join using Zoom, enter/click this link: <https://zoom.us/j/94813880406>

To participate by phone dial: 1.929.205.6099

Meeting ID#: 948 1388 0406

We ask that you mute your mic/phone when you are not speaking so that background noise does not disrupt other participants.

If you are unable to connect to the live meeting using the call-in instructions above, call 729-8003, or E-mail: planner@sanborntonnh.org, to notify the Planning Board Assistant of your inability to connect.

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 December 12, 2020 Sanbornton Planning Board meeting.**
- 4. New Business**
 - a. Second Public Hearing on Zoning Ordinance amendments as proposed by the Planning Board.**

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.

Written comments may be submitted by hard copy or by E-mail for inclusion in the record of the meeting, and must be received by noon on Thursday, January 7, 2021.

5. Continued Business – continued from the December 17, 2020 meeting

a. Voluntary Lot Merger

Property Owner/Applicant: Sanbornton Market, LLC, Mahesh Patel, Principal

Subject Address/Tax Map & Lot: 666 New Hampton Road, Tax Map 20, Lots 075 and 076

Description: Owner intends to merge lots 75 and 76 on Tax Map 10. (PB2020-08)

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