



Agenda Sanbornton Planning Board Notice of Meeting and Public Hearing

Date/Time: Thursday, March 18, 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 connection method:

To join using Zoom, enter/click this link:

<https://zoom.us/j/95737384129?pwd=dWNZbTNnNXpqdkFtd0Vza2gzc3ZQQT09>

To participate by phone dial: 1.929.205.6099

Meeting ID#: 957 3738 4129

Passcode: 229821

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.

Please note that this agenda is subject to revisions regarding location of meeting, etc. until March 17. Check the Town of Sanbornton website at www.sanborntonnh.org to view agenda.

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 March 4, 2021 Sanbornton Planning Board meeting.

4. New Business

a. **Minor Subdivision Application**

Property Owners/Applicants: Priscilla Bodwell and M. Elaine Mitchell

Agent: Joseph Bodwell

Subject Address/Tax Map & Lot: 42 Meeting House Hill Road; Tax Map 22, Lot 38.

Description: Proposed subdivision to create a 5.195 acre parcel from the existing 127+/- acre property. The area of the proposed 5.195 acre parcel is located primarily in the General Agricultural Zoning District. (PB2021-01)

b. Lot Line Adjustment (LLA) Application

Property Owners/Applicants: Karen A. & Brian M. Bordeau and Charles W. Henry, Et al.

Agent: Brian Bordeau

Subject Address/Tax Map & Lot: Knox Mountain Road; Tax Map 14, Lot 21, and Tax Map 20, Lot 001.

Description: Proposed Lot Line Adjustment of the common boundary between the lots noted above, transferring 5.4+/- acres of land from Map 20, Lot 001, to Map 14, Lot 021. Portions of the two parcels lie within the Forest Conservation and General Agricultural Zoning Districts. (PB2021-02).

A pdf image of the applications and plans above may be viewed on the Town of Sanbornton website at www.sanborntonnh.org. Click on the “Boards & Committees” tab, then scroll down and click on the “Planning Board” tab. Click on “Active Planning Board Application” on the left side of the screen.

Note: The subdivision/LLA plan application(s) above and their related documents are available for inspection by prior appointment at the Town Planning Office in the Sanbornton Administrative Office Building (573 Sanborn Road) during its published working hours. Please call 729-8003 to arrange an appointment to review the application to become better familiar with the proposal prior to the Planning Board Hearing.

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, March 18, 2021.

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