



Agenda Sanbornton Planning Board Notice of Meeting and Public Hearing

Date/Time: Thursday, April 15, 2021 – **7:00 PM**

Place: Option One: Physical location, Old Town Hall, 19 Meeting House Hill Road
Option Two: Call into the meeting via teleconference phone line -

Dial-in Number: **1-425-436-6394**

Access Code: **554608#**

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.

Attendees at Old Town Hall must follow Governor Sununu's Covid-19 Reopening Guidelines and Universal Guidelines, including a minimum of 6' distancing and wearing of masks.

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

Please note that this agenda is subject to revisions regarding location of meeting, etc. until April 14. 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 April 1, 2021 Sanbornton Planning Board meeting.

4. New Business

a. **Conceptual Consultation**

Property Owners/Applicants: Ulrike J Bauer

Subject Address/Tax Map & Lot: 39 Parker Hill Road; Tax Map 16, Lot 64-1.

Description: Use of property for guests to stay and participate in farm activities.

b. **Subdivision Application**

Property Owners/Applicants: S & B Properties, LLC

Agent: Timothy Bernier, LLS, CWS, T.F. Bernier, Inc.

Subject Address/Tax Map & Lot: Poplar Road; Tax Map 16, Lot 71.

Description: Proposed 4-lot residential subdivision of a 29.45 acre parcel of land. The parcel is located in the General Agricultural Zoning District. (PB2021-03)

c. Site Plan Application

Property Owners/Applicants: Colm Brophy

Subject Address/Tax Map & Lot: 195 Knox Mountain Road; Tax Map 14, Lot 24.

Description: Proposed modification of an approved site plan to add ten tent sites and a bath house to the existing wedding venue operation. The property lies within the Forest Conservation and General Agricultural Zoning Districts. (PB2021-04).

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/site 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, and become better informed about 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, April 15, 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