



Agenda

Sanbornton Planning Board

Notice of Meeting and Public Hearing

Date/Time: Thursday, November 18, 2021 – **7:00 PM**

Place: Physical location only, Old Town Hall, 19 Meeting House Hill Road

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.

Please note that this agenda is subject to revisions regarding location of meeting, etc. until November 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 November 4, 2021 Sanbornton Planning Board meeting.**
4. **New Business**

a. **Site Plan Application**

Property Owner: Conley Enterprises, Inc./Mark Conley

Agent: George A. Chadwick, P.E, Bedford Design Consultants.

Subject Address/Tax Map & Lot: 6 Bay Road; Tax Map 24, Lot 24.

Description: Proposed change-of-use Site Plan for a 99-interior seat restaurant/bar, takeout counter, fish market, and outdoor function/event tent with seating, all with associated parking and facilities. The property lies within the Commercial Zoning District. (PB2021-07).

A pdf image of the application 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 Applications" on the left side of the screen.

b. **Subdivision Application**

Property Owner: David Bingham, Trustee of the D. Bingham 2008 Property Trust

Agent: Frank P. Yerkes, LLS, Yerkes Survey Associates, LLC

Subject Address/Tax Map & Lot: 608 Sanborn Road; Tax Map 26, Lot 5-2.

Description: Proposed 2-lot residential subdivision of a 10.57 acre parcel of land. The parcel is located in the Historical Preservation Zoning District. (PB2021-08).

A pdf image of the application 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 Applications” 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(s), 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, November 18, 2021.

c. Conceptual Consultation

Property Owner/Applicant: Kevin Calley

Subject Address/Tax Map & Lot: 139 Weeks Road; Tax Map 20, Lot 37.4.

Description: Use of property for business activities.

d. Home Occupation Notification – Level One

Property Owners/Applicants: Audry and Justin Barriault

Subject Address/Tax Map & Lot: 16 Burleigh Hill Road; Tax Map 21, Lot 22.

Description: Proposed off-site rentals of ebikes. The parcel is located in the Residential Zoning District.

5. Old Business

- a. Continue discussion of proposed Driveway Regulations
- b. Continue discussion of permitted uses in the Commercial District

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

- Revise reference to the Town Aquifer District Map in the Zoning Ordinance
- Updates to 2012 Sanbornton Master Plan
- 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)
- Revise Cell Tower (PWSF) Ordinance regarding Minor Modifications
- Revise Ordinance regarding termination of Variances and Special Exceptions [674:33.I-a(b)]

9. Meeting Adjournment