



**2nd REVISED Agenda  
Sanbornton Planning Board  
Notice of Meeting and Public Hearing**

**See revised location below**

**Date/Time:** Thursday, January 20, 2022 – **7:00 PM**

**Place:** Option One: **Town Offices Meeting Room, 573 Sanborn Road (Route 132)**

**In light of the surge in the Covid-19 Omicron variant we ask that you wear a mask during the meeting.**

Option Two: **To join using Zoom, enter/click this link:**

**<https://us06web.zoom.us/j/82665812080?pwd=YTIzbnFNb0Zkd0ZlZ6QWlwdUFZOGRDdz09>**

**To participate by phone dial: 1.929.205.6099**

**Meeting ID#: 826 6581 2080**

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 January 19. Check the Town of Sanbornton website at [www.sanborntonnh.org](http://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 January 6, 2022 Sanbornton Planning Board meeting.**
- 4. New Business**

**a. 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](http://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, January 20, 2022.

**b. Conceptual Consultation**

**Property Owner/Applicant:** Concept Communications, Inc., David Longval, Principal

**Subject Address/Tax Map & Lot:** 1000 Laconia Road; Tax Map 24, Lot 22.3.

**Description:** Change of use from business office to residential.

**5. Old Business**

- a. Discussion of Aquifer Conservation District map
- b. Continue discussion of Conditional Use Permits
- c. Continue discussion of permitted uses in the Commercial District

**6. Other Business**

Discussion with Karen Bordeau of proposed Wildlife Corridor Map for Master Plan

**7. Planners Update**

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

**8. Future Agenda Items**

- 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**