



REVISED Agenda REVISED
Sanbornton Planning Board
Notice of Meeting and Public Hearing

Date/Time: Thursday, February 17, 2022 – **7:00 PM**

Place: 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.

Please note that this agenda is subject to revisions regarding location of meeting, etc. until February 16. 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 January 20, 2022 Sanbornton Planning Board meeting (there was no February 3 meeting).**
- 4. New Business**

The Site Plan application below will not be heard at this meeting due to a Noticing Error. The application will be placed onto another agenda, and abutters will be re-notified.

a. Site Plan Application

Property Owner: Jason and Cassandra Stelmach

Subject Address/Tax Map & Lot: 79 Colleson Road; Tax Map 10, Lot 124.1.

Description: Proposed 10.915 kW, Roof Mount solar array for residential use. The parcel is located in the General Residential Zoning District. (PB2022.02).

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.

5. Old Business

- a. Discussion of Aquifer Conservation District ordinance-language and reference map
- b. Discussion of Conditional Use Permits (Aquifers impacts and visual impacts)
- c. Discussion of which sections of Master Plan need to be updated

6. Other Business

Discussion with Karen Bordeau of proposed Wildlife Corridor Map.

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