



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

**Date/Time:** Thursday, April 21, 2022 – 7:00 PM

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

A 'Zoom' option is available at:

<https://us06web.zoom.us/j/88255513287?pwd=d1ZKcEVTUXNCaW5Fbkkg2N29FMkloZz09>

To participate by phone dial: 1.929.205.6099

Meeting ID#: 882 5551 3287

Passcode: 763227

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

**In light of the continued risk of Covid-19 infections 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 April 20. 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 April 7, 2022 Sanbornton Planning Board meeting.**
- 4. New Business**

**a. Site Plan Application**

**Property Owner:** Allen Michael, LLC

**Owners Agent:** Warren Clement.

**Subject Address/Tax Map & Lot:** 31 Bay Road; Tax Map 24, Lot 29.

**Description:** Use of existing front/roadside building as an auto body shop. The parcel is located in the Commercial Zoning District and the Aquifer Conservation Overlay District. (PB2022.03). The applicant/owner received a Variance for use of the property as an auto body business on September 28, 2021.

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, April 21, 2022.

**5. Old Business**

- a. Planning Board discussion with Pierce Rigrod, NHDES Supervisor, regarding aquifer/groundwater protections
- b. Discussion of Conditional Use Permits (Aquifers impacts and visual impacts)

**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**

- 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**