



REVISED Agenda
Sanbornton Planning Board
Notice of Meeting and Public Hearing

Date/Time: Thursday, May 19, 2022 – 7:00 PM

Place: **Option 1:** Town Offices Meeting Room, 573 Sanborn Road (Route 132)

Option 2: Join using Zoom, enter/click this link:

<https://us06web.zoom.us/j/83379005990?pwd=cVFEZ01XQmE0VG1QOGp3MVFy>

You may participate by phone by dialing: 1.929.205.6099

Meeting ID#: 833 7900 5990

Passcode: 282230

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 be prepared to wear a mask during the in-person meeting.

Please note that this agenda is subject to revisions regarding location of meeting, etc. until May 18. 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 May 5, 2022 Sanbornton Planning Board meeting.**
- 4. New Business**

a. Site Plan application

Property Owners: Laurie L. Miller and Elizabeth Miller

Subject Address/Tax Map & Lots: 728 New Hampton Road/Tax Map 20, Lot 61.2

Description: Proposed farm sales, animal petting area, and ice cream stand. The parcel is located in the General Agricultural Zoning District and the Aquifer Conservation Overlay District. (PB2022.04).

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 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, May 19, 2022.

b. Conceptual Consultation

Property Owner: Den Brae Golf Course, Inc., Gordon Craig, Principal

Subject Address/Tax Map & Lots: 80 Prescott Road/Tax Map 20, Lot 41

Description: Discussion regarding redevelopment of property.

5. Old Business

- a. Discussion of Conditional Use Permits (Aquifer/groundwater 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