



2nd REVISED Agenda

Sanbornton Planning Board

Notice of Meeting and Public Hearing

Date/Time: Thursday, August 18, 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/81451661750?pwd=NDhCSjEvZUxFS0s2L1JpOGV4WVNmZz09>

You may participate by phone by dialing: 1.929.205.6099

Meeting ID#: 814 5166 1750

Passcode: 097056

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 August 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 August 4, 2022 Sanbornton Planning Board meeting.
4. New Business
 - a. **Planning Board Certification of revised Rules of Procedure**
 - b. **Lot Line Adjustment Application**

Property Owners/Applicants: Kyle Orde and Laurence P. Ayer

Subject Address/Tax Map & Lot: Knox Mountain Road; Tax Map 13, Lots 17 and 12-2.

Description: Proposed Lot Line Adjustment of the common boundary between the lots noted above, transferring 2.3 acres of land from Map 13, Lot 12-2, to Map 13, Lot 17. Portions of the two parcels lie within the Forest Conservation and General Agricultural Zoning Districts, and in the Aquifer Conservation and Steep Slopes Overlay Districts. (PB2022-05).

A pdf image of the applications and plans 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 Application” on the left side of the screen.

Note: The subdivision/LLA 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 to become better familiar with 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, August 18.

- c. Presentation of the ‘Watershed Based Plan for Lake Winnisquam’ by Cynthia O’Donnell, Program Manager for the Winnisquam Watershed Network.

5. Old Business

- a. Discussion of Residential Solar Arrays
- b. Discussion and vote on FY 2024 Planning Board budget

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