



# Agenda

## Sanbornton Planning Board

### Notice of Meeting and Public Hearing

**Date/Time:** Thursday, September 15, 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/85179076273?pwd=eC9DZVN5ZzFPT2dRL0xMR2ZmYnNRQT09>

**You may participate by phone by dialing:** 1.929.205.6099

**Meeting ID#:** 851 7907 6273

**Passcode:** 076003

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 September 14. 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 September 1, 2022 Sanbornton Planning Board meeting.
4. New Business

a. **Amended Site Plan Application**

**Property Owners:** Kim Delois-Fannie, Ken and Stacy Peter, Elizabeth Gray, and Brian and Joanne LaRoche.

**Applicant:** Lakewood Cottages Association.

**Subject Address/Tax Map & Lot:** 147 Lower Bay Road; Tax Map 17, Lots 79 units 1-4.

**Description:** A proposal to amend the existing, recorded Site Plan to allow the four condominium units to be used as primary dwellings for year-round residency. The parcel lies in the Recreational Zoning District, and the Shoreland Overlay District. (PB2022-06).

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 Application” on the left side of the screen.

**Note:** The Site Plan application(s) above and related documents are available for inspection 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, September 15.

**5. Old Business**

Discussion of Residential Solar Arrays

**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
- 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**