



Public Hearing and Meeting Agenda Sanbornton Planning Board

Date/Time: Thursday, January 5, 2023 – 7:00 PM
(Snow date is Tuesday, January 10; same time and location)

Place: **Option 1:** Old Town Hall, 19 Meeting House Hill Road

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

<https://us06web.zoom.us/j/86165059255?pwd=VmNuT2xSdnVXaDVtRUJldlB4MkxtUT09>

You may participate by phone by dialing: 1.929.205.6099

Meeting ID#: 861 6505 9255

Passcode: 181968

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 January 4. 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 December 15, 2022 Sanbornton Planning Board meeting.**
- 4. New Business**
 - a. Public Hearing on Zoning Ordinance amendments as proposed by the Planning Board.**

Amendment #1

Amend Article 12, Aquifer Conservation District, by renaming it as Groundwater Conservation District and replacing entire text with revised language to better protect groundwater and existing and potential public drinking water sources from contamination, and to more accurately map the limits of existing groundwater and wellhead sources.

Amendment #2

Amend Article 4.Z.3, Solar Energy Systems, definition of Residential Solar, by deleting the kW output and square footage limits.

Amendment #3

Amend Article 4.U, General Provisions for Recreational Campgrounds, by no longer requiring a Special Exception from the Zoning Board of Adjustment prior to Site Plan Review and approval from the Planning Board, and to correct conflicting language in the ordinance to clarify that campgrounds are not allowed in the General Residence District and the Historical Preservation District.

Amendment #4

Amend Article 18.B(3), Board of Adjustment Special Exception for earth excavations; Article 4, General Provisions; and Article 6 General Residence District, by deleting the Special Exception requirement found in Article 18 and move amended Earth Excavations language to new Article 4, Section DD1, and to correct conflicting language in the ordinance to clarify that earth excavations are not allowed in the General Residence District.

The exact language of the proposed amendments is available for inspection at the Sanbornton Administrative Office Building, 17 Meeting House Hill Road, during regular office hours. The public is encouraged to contact the Planning Board Office at 729-8003, or by E-mail at planner@sanborntonnh.org, or to come in during office hours and review the proposed zoning amendments prior to the Public Hearing.

5. Old Business

None.

6. Other Business

Discussion of future revisions to Subdivision and Site Plan Review Regulations, and zoning ordinance.

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
- Planning Board discussion of amendments to Site Plan Review Regulations and checklist
- Discussion of Level I and Level II Home Occupations
- Revise Cell Tower (PWSF) Ordinance regarding Minor Modifications

9. Meeting Adjournment