



REVISED Public Hearing and Meeting Agenda Sanbornton Planning Board

Date/Time: Thursday, February 2, 2023 – 7:00 PM

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/81131602338?pwd=eSs5cE5ENHBVOCtjTDk5UENiL1NCZz09>

You may participate by phone by dialing: 1.929.205.6099

Meeting ID#: 811 3160 2338

Passcode: 694545

If the meeting date above is postponed by adverse weather conditions, the 'snow date' will be Monday, February 6, same time and location, however, the Zoom connections are as follows:

<https://us06web.zoom.us/j/89352831344?pwd=eUtRak5ORGlvU3M3cUhpdlFtZHEydz09>

Phone: 1.929.205.6099

Meeting ID#: 893 5283 1344

Passcode: 894793

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 24 hours prior to the scheduled date and time. 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 January 5, 2023 Sanbornton Planning Board meeting.**
- 4. New Business**
 - a. Second Public Hearing on Zoning Ordinance amendment #1 as proposed by the Planning Board.**

Amendment #1

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

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.

b. Vote to place proposed Zoning Ordinance amendments #1 through #4 on the March ballot.

c. Site Plan Application

Property Owner/Applicant: Conley Enterprises, Inc./Mark Conley, Principal

Agent: George Chadwick, PE, Bedford Design Consultants

Subject Address/Tax Map & Lot: 1004 Laconia Road, Tax Map 24, Lot 23.

Description: Change-of-Use Site Plan to construct: a 74 indoor seat restaurant/bar with take-out service and outdoor seating; kitchen; add a 1,540 S.F. two-story addition to existing building; add a 2,300 S.F. function/events tent; all with associated parking and facilities. Property is located in the Commercial Zoning District and the Aquifer Conservation Overlay District. (PB2023-01).

A pdf image of the application(s) 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 above and related documents are available for inspection by prior appointment at the Town Planning Office in the Sanbornton Administrative Office Building (17 Meeting House Hill Road) during its published working hours. Please call 729-8003 to arrange an appointment to review the application.

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 the day of the meeting.

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