



Agenda Sanbornton Planning Board Notice of Meeting and Public Hearing

Date/Time: Thursday, February 16, 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/81121203618?pwd=UG1mTUpad1NwcGw3Lzlyd0VRRFYyQT09>

You may participate by phone by dialing: 1.929.205.6099

Meeting ID#: 811 2120 3618

Passcode: 442561

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 February 15. 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 February 2, 2023 Sanbornton Planning Board meeting.
4. Old Business

a. **Site Plan Application – continued from the February 2 Planning Board meeting**

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. New Business

Discussion of future amendments to Zoning Ordinance and/or regulations

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