



## Agenda Sanbornton Planning Board Notice of Meeting and Public Hearing

**Date/Time:** Thursday, March 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/88938789817?pwd=NVV6c2E5NC9MU2J5U0RBOHg2U2k0QT09>

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

**Meeting ID#:** 889 3878 9817

**Passcode:** 291947

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 March 15. 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 March 2, 2023 Sanbornton Planning Board meeting.
4. Annual Business Meeting – Election of Officers
5. New Business

a. **Subdivision Application**

**Property Owner:** John A. Doubleday, III, Trustee of the John A. Doubleday Revocable Trust

**Agent:** Adam R. Fogg, Atlantic Survey Company, LLC

**Subject Address/Tax Map & Lot:** 58 Drake Road, Tax Map 2, Lot 5.

**Description:** Proposed 3-lot residential subdivision of an 11.34-acre parcel of land. The parcel is located in the General Agricultural Zoning District and the Steep Slope overlay district. (PB2023-02).

**b. Minor Subdivision Application**

**Property Owner:** John A. Loder

**Agent:** Craig T. Bailey, LLS, Bailey Associates

**Subject Address/Tax Map & Lot:** 293 Mountain Road, Tax Map 8, Lot 1.

**Description:** Proposed 2-lot subdivision of a 30.79-acre parcel of land. The parcel is located in the Forest Conservation Zoning District. (PB2023-03).

A pdf image of the application(s) 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 Applications” on the left side of the screen.

**Note:** The site plan application(s) 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.

**c. Conceptual Consultation**

**Property Owner:** Winnisquam Boats, LLC

**Request made by:** Edward R. Crawford, President, Winnisquam Marine, Inc.

**Subject Address/Tax Map & Lots:** 31 Bay Road/Tax Map 24, Lot 29.

**Description:** Discussion of change-of-use.

**6. Old Business**

Continue discussion of Wetlands Conservation District ordinance with Mark Ledgard, ZEO.

**7. Other Business**

None

**8. Planners Update**

a. Correspondence

b. Up-coming meetings, conferences, and workshops of interest to Planning Board

**9. 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)]

**10. Meeting Adjournment**