



## **AMENDED Agenda**

### **Sanbornton Planning Board**

### **Notice of Meeting and Public Hearing**

**Date/Time:** Thursday, April 20, 2023 – 7:00 PM

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

**In light of the continued risk of Covid-19 infections we ask that you be prepared to wear a mask at the meeting.**

**Please note that this agenda is subject to revisions regarding location of meeting, etc. until April 19. 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 April 6, 2023 Sanbornton Planning Board meeting.**
- 4. New Business**

**a. Minor Subdivision Application – continued from the March 16 meeting**

**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.

**b. Conceptual Consultation**

**Property Owners:** Bradford B. Sauter, Trustee; Twin Rivers Office Machines, Inc.; Concept Communications, Inc.; Soigne' Hospitality, LLC.

Winnisquam Professional Retail Center, A Condominium.

**Representative:** David Longval, Concept Communications, Inc.

**Subject Address:** 996, 998, 1000, and 1002 Laconia Road.

**Tax Map, 24, Lots, 22-1 thru 22-4**

**Description:** Proposal to add residential dwellings to the existing commercial uses. The parcel is located in the Commercial Zoning District and the Aquifer Conservation Overlay District.

**5. Old Business**

Continue discussion of Wetlands Conservation District ordinance.

**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**