



## 2<sup>nd</sup> AMENDED Agenda Sanbornton Planning Board Notice of Meeting and Public Hearing

**Date/Time:** Thursday, May 18, 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 May 17. 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 May 4, 2023 Sanbornton Planning Board meeting.
4. New Business

a. **Minor Subdivision Application – continued from the April 20 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).

b. **Lot Line Adjustment (re-subdivision)**

**Property Owners:** Anthony Giunta, Joseph Giunta, and Guy Giunta, Jr.

**Agent:** Steven Michaud, LLS, Doucet Survey, LLC

**Subject Address/Tax Map & Lot:** Tower Hill Road and Giunta Drive, Tax Map 22, Lots 19-2, 19-3 and 19-5.

**Description:** Proposed Lot Line Adjustment of the three lots noted above. The total area encompasses 124.73 acres. The parcels are located in the Forest Conservation, General Agricultural and Historic Preservation Districts. (PB2023-04).

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 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. Voluntary Lot Merger**

**Property Owner/Applicant:** Gregg and Pamela Auger

**Subject Address/Tax Map & Lot:** 470 Stage Road, Tax Map 8, Lots 102 and 100-8.

**Description:** Owner intends to merge lots 102 and 100-8 on Tax Map 8. (PB2023-04).

**d. Conceptual Consultation**

**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:** Discussion of driveway access for new Lobster Connection location.

**5. Old Business**

Discussion of Ordinance definition of 'Structure' with Mark Ledgard.

Continue discussion of Land Conservation Area Standards.

**6. Other Business**

Conditional Use Permit application and fee.

**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**