



Agenda

Sanbornton Planning Board

Notice of Meeting and Public Hearing

Date/Time: Thursday, June 15, 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 June 14. 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 June 1, 2023 Sanbornton Planning Board meeting.
4. New Business

a. **Amendment to a Previously Approved Site Plan**

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: Application for Site Plan amendments to roadway access for a previously approved plan to construct a 74 indoor seat restaurant/bar with take-out service and outdoor seating. Property is located in the Commercial Zoning District and the Aquifer Conservation Overlay District. (PB2023-06).

b. **Subdivision Application**

Property Owner: New Image Properties, LLC/Patti Bartlett, Principal

Subject Address/Tax Map & Lot: Stage Road, Tax Map 9, Lot 14.

Description: Proposed 3-lot subdivision of a 42.5-acre parcel of land. The parcel is located in the General Agricultural Zoning District. (PB2023-07).

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 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.

5. Old Business

Continue discussion of Wetlands Conservation District ordinance.
Continue discussion of Land Conservation Area Standards.

6. Other Business

Review of proposed Conditional Use Permit application.

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