



Agenda Sanbornton Planning Board Notice of Meeting and Public Hearing

Date/Time: Thursday, July 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 July 19. 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 15, 2023 Sanbornton Planning Board meeting.**
- 4. New Business**
 - a. Subdivision Application – continued from the June 15 meeting**

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).
 - b. Conditional Use and Site Plan Application**

Property Owner: Megwood, LLC, c/o Robert Benson
Applicant/Agent: Martha Staskus, Norwich Technologies, Inc.
Subject Address/Tax Map & Lot: New Hampton Road, Tax Map 21, Lot 88.1.
Description: Proposal for a 999-kW alternating current ground-mounted solar facility with associated system components, located within a 768-acre fenced project area. Property is located in the General Agricultural Zoning District and the Aquifer Conservation Overlay District. (PB2023-08).
 - c. Conditional Use and Site Plan Application**

Property Owner: Winnisquam Boats, LLC
Applicant/Agent: Wilcox and Barton, Inc.
Subject Address/Tax Map & Lot: 31 Bay Road, Tax Map 24, Lot 29.
Description: Proposed expansion of paved area with associated grading and drainage improvements for boat storage and parking. The parcel is located in the Commercial Zoning District and the Aquifer Conservation Overlay District. (PB2023-09).

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