



Notice of Public Hearing and Meeting Agenda Sanbornton Planning Board

Date/Time: Thursday, January 4, 2024 – 7:00 PM
(Snow date is Tuesday, January 18; 7:00 pm, same location)

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 during the in-person meeting.

Please note that this agenda is subject to revisions regarding location of meeting, etc. until January 3. 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 December 7, 2023 Sanbornton Planning Board meeting.**
- 4. New Business**
 - a.** Discussion of Kevin Leonard's comments on the Sanbornton 127 Solar project (Megwood-Norwich Solar) Decommissioning Plan and costs.
 - b. 7:45 p.m. – Public Hearing on Zoning Ordinance amendments** as proposed by the Planning Board.

Amendment #1

Amend Article 3.50, definition of Structure, with revised language.

Amendment #2

Amend Article 10, Commercial Zoning District, by increasing number of permitted uses and allow for mixed-use.

Amendment #3

Amend Article 18, Zoning Board of Adjustment, to add to ZBA powers pursuant to State Statute.

Amendment #4

Amend Article 19, Amendments, to correct statutory references regarding amendments to the Zoning Ordinance.

Amendment #5

Amend Article 20, Enforcement, to clarify enforcement authority, and when a permit is required to construct a structure.

Amendment #6

Amend Article 21, Penalty, regarding fines and penalties to comply with State Statute.

The exact language of the proposed amendments is available for inspection at the Sanbornton Administrative Office Building, 17 Meeting House Hill Road, during regular office hours. The public is encouraged to contact the Planning Board Office at 729-8003, or by E-mail at planner@sanborntonnh.org.

5. Old Business

None.

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
- Planning Board discussion of amendments to Site Plan Review Regulations and checklist
- Discussion of Level I and Level II Home Occupations
- Revise Cell Tower (PWSF) Ordinance regarding Minor Modifications

9. Meeting Adjournment