



REVISED Agenda
Sanbornton Planning Board
Notice of Meeting and Public Hearing

Date/Time: Thursday, January 18, 2024 – 7:00 PM

Place: Old Town Hall, 19 Meeting House Hill Road

In light of the continued risk of airborne 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 January 17. 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 January 4, 2024 Sanbornton Planning Board meeting.**
- 4. New Business**
 - a. Planning Board to re-vote on agenda items #3 and #4, b from the January 4, 2024 meeting.**

Item # 3 was approval of the December 7, 2023 minutes, and Item #4, b was the vote to place the 6 zoning amendments as proposed by the Planning Board to the March 12, 2024 ballot.

b. Site Plan Application

Property Owner(s): Lakewood Cottages Association; Kim Delois-Fannie; Kenneth and Stacey Peters; Elizabeth Gray; Brian A. and Joanne T. LaRoche

Agent: Brian LaRoche and Attorney Kevin M. Baum.

Subject Address/Tax Map & Lot: 147 Lower Bay Road, Units 1-4; Map 17, Lots 79-1, 79-2, 79-3, 79-4.

Description: Proposed Site Plan to amend a previously approved condominium plan by removing the restrictions on year-round residency. Property is located in the Recreational Zoning District, and in the A4 and B Flood Zones. (PB2024-01).

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

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
- 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

9. Meeting Adjournment