



Amended Agenda

Sanbornton Planning Board

Notice of Meeting and Public Hearing

Date/Time: Thursday, May 16, 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 May 15. 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 May 2, 2024 Sanbornton Planning Board meeting.**
- 4. New Business**

a. Site Plan Application

Property Owners: Bradford B. Sauter, Trustee; Twin Rivers Office Machines, Inc.; Concept Communications, Inc.; Soigne' Hospitality, LLC.

Winnisquam Professional Retail Center, A Condominium.

Authorized Agent(s): Connor O'Neill, Esq., Allyson Moore, Esq.

Subject Address: 996, 998, 1000, and 1002 Laconia Road.

Tax Map, 24, Lots, 22-1 thru 22-4

Description: Proposed Site Plan to amend a previously approved condominium plan by adding residential dwellings to lots/units 1 and 3, in addition to the existing uses. The parcel is located in the Commercial Zoning District and the Aquifer Conservation Overlay District. (PB2024-03).

b. Site Plan Application

Property Owner: R.D. Edmunds Land Holdings, LLC

Authorized Agent: Timothy Bernier, LLS, Hoyle Tanner

Subject Address: 97 Johnson Road.

Tax Map, 15, Lot, 58

Description: Proposed Site Plan to amend a plan approved by the Zoning Board of Adjustment by Special Exception in 2021 for an earth excavation and reclamation operation. The parcel is located in the General Agricultural Zoning District and the Aquifer Conservation Overlay District. (PB2024-04).

c. **Conceptual Consultation**

Property Owner: Vincent and Stephanie Schuck

Request made by: Deborah Weeks, NFI North, Inc.

Subject Address/Tax Map & Lots: 31 Ellis Farm Road/Tax Map 17, Lot 4-9.

Description: Discussion of an assisted living facility. Lot is located in the Residential Zoning District.

d. **Lot Line Adjustment and Subdivision Plan Application**

Property Owners: Mark W. Conley, and Conley Enterprises, Inc.

Authorized Agent: Jon Rokeh, P.E., Rokeh Consulting, LLC

Subject Address: 1004 Laconia Road, 6 Bay Road, and 14 Bay Road.

Tax Map, 24, Lots, 23, 24, and 25.

Description: Proposed Lot Line Adjustment between lots 23, 24, and 25, and Subdivision to create one new lot. The parcel is located in the Commercial Zoning District and the Aquifer Conservation Overlay District. (PB2024-05).

e. **Site Plan Application-Amendment**

Property Owners: Mark W. Conley, and Conley Enterprises, Inc.

Authorized Agent: Jon Rokeh, P.E., Rokeh Consulting, LLC

Subject Address: 1004 Laconia Road, 6 Bay Road, and 14 Bay Road.

Tax Map, 24, Lots, 23, 24, and 25.

Description: Proposal is to amend site access to the subject lots. The parcel is located in the General Commercial Zoning District and the Aquifer Conservation Overlay District. (PB2024-06).

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 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 to planner@sanborntonnh.org 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

- Revise Cell Tower (PWSF) Ordinance regarding Minor Modifications
- Updates to 2012 Sanbornton Master Plan
- Discussion of expansion of Commercial Uses
- Discussion of Land Conservation Area standards
- Discussion of amendments to Site Plan Review Regulations and checklist
- Discussion of Zoning Ordinances regarding campgrounds, and Class V vs. Class VI Subdivision development.

9. Meeting Adjournment