



## **AMENDED Agenda**

### **Sanbornton Planning Board**

### **Notice of Meeting and Public Hearing**

**Date/Time:** Thursday, November 21, 2019 – 7:00 pm  
**Place:** Town Offices, 573 Sanborn Road, Sanbornton NH  
**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 November 7, 2019 Sanbornton Planning Board meeting.**

**4. Old Business**

**a. Site Plan Application – continued from the October 17, 2019 meeting**

**Property Owners/Applicants:** Guy J. (Jr.) & Marie Giunta, and Anthony & Joseph Giunta/Andrew Kellar, New England Solar Garden.

**Agent:** Sean Colella, P.E., Nobis Group.

**Subject Address/Tax Map & Lot:** 63 and 71 Tower Hill Road; Tax Map 22, Lots 14, 19-2, 19-3, and 19-5.

**Description:** Proposed development of ground-mounted photovoltaic arrays on the land parcels noted above, for the generation of 13 megawatts, AC, of solar power. The project is located off of Tower Hill Road and Giunta Drive, and lies within the Historical Preservation, Forest Conservation, and General Agricultural Zoning Districts. (PB2018-15).

**5. New Business**

- a.** Pursuant to RSA 674:41(d), recommendation to Selectmen regarding use of a private road for access to Park View Drive, Tax Map 25, Lot 48, Ralph and Bethany Lavin, owners, for a garage and dwelling.

**6. Other Business**

**a. Conceptual Consultation – Subdivision Requirements**

Applicant: Carol Fucarile

Property Owner: Wareagle, Office of Public Guardian

Subject Address/Tax Map & Lot: 171 Eastman Hill Road, Tax Map 09, Lot 046.

Description: Discussion of subdivision requirements for a shared driveway.

- b.** Planning Board discussion of amendments to Site Plan Review Regulations and Checklist.

**7. Planners Update**

- a.** Correspondence
- b.** Up-coming meetings, conferences and workshops of interest to Planning Board

**8. Future Agenda Items**

- Detached Accessory Dwelling Units (ADU's)
- Discussion of proposed Driveway Ordinance

- Discussion of proposed Nuisance Ordinance
- Revise Cell Tower (PWSF) Ordinance regarding Minor Modifications
- Revise Ordinance regarding termination of Variances and Special Exceptions
- Updates to 2012 Sanbornton Master Plan

## **9. Meeting Adjournment**