

**MINUTES**  
**Business Meeting**  
**Sanbornton Planning Board**

**Meeting Date and Time:** Thursday, November 15<sup>th</sup>, 2018 at 7:00 PM

**Meeting Place:** Meeting Room, Sanbornton Town Offices

The meeting was called to order by Don Bormes at 7:00 PM

**Roll Call**

Regular Members present: Will Ellis, Don Bormes, Dick Gardner, Selectman John Olmstead, Jody Slack

Alternate Members present: Debra Schneckloth

**Others present at the meeting:** Town Planning Assistant, Stephen Laurin

**Approval of draft Planning Board minutes from 10/18 and 11/1** – Selectman Olmstead made a motion to approve the draft minutes of 10/18. Jody Slack seconded the motion and the motion passed unanimously. Selectman Olmstead made a motion to approve the draft minutes of 11/1. Jody Slack seconded the motion and the motion passed unanimously.

**New Business**

**a. Site Plan Application** - Property Owners/Applicants: Guy J.(Jr.) & Marie Giunta, and Anthony & Joseph Giunta/Andrew Kellar, New England Solar Garden. Agent: J. Chris Nadeau, P.E., Nobis Group. Subject Address/Tax Map & Lot: 63, 71, and 87 Tower Hill Road; Tax Map 22, Lots 14, 15-1, 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.

(Debra Schneckloth recused herself from this and the following case). Don Bormes asked Stephen Laurin if he feels the application is complete. Stephen noted that there are several checklist items not addressed, such as lighting, what existing landscape will be retained, and location of catch basins and storm drains. He did note that location of catch basins/storm drains would need to be waived by the ZBA and not the Planning Board. He also stated that the PB may waive the soil erosion plan required for site plans if agree upon by the Belknap County Conservation Commission. Dick Gardner noted that the checklist includes items for a reason, i.e. a plan for lighting and screening to protect residents from glare, and stated that these are important considerations for the Planning Board's decision on a case. Will Ellis agreed. Jody Slack made a motion to deem the application incomplete. Dick Gardner seconded the motion and the motion passed unanimously.

Don Bormes stated that the applicants should have asked for a Conceptual Consultation before this hearing, and the Planning Board has not yet finished with the compliance hearing for the subdivision of this land. Dick Gardner stated that he would still like to hear about the plan and Don Bormes stated that it is not on the agenda as a Conceptual Consultation. Chris Nadeau of Nobis Engineering stated that he explained in a letter why they are requesting waivers but a better term may have been "deferment", as the applicant does not want to spend money on certain items until other pieces are in place. He also noted that he would work with abutters to shape the project, and abutter John McCarville asked when that would happen. Don Bormes responded that the Planning Board will address this project and abutters' concerns when the applicants come forward for a Conceptual Consultation.

**b. Subdivision Compliance Hearing Property Owners/Applicants:** Guy J. (Jr.) & Marie Giunta, and Anthony & Joseph Giunta/Brown Engineering & Surveying, LLC, Scott Frankiewicz, LLS, Agent. Subject Address/Tax Map & Lot: 87 Tower Hill Road, Tax Map 22, Lot 15.001, and 65

Tower Hill Road, Tax Map 22, Lot 19.001. Description: Verify compliance with Sanbornton's Subdivision Regulations as a condition of Planning Board approval granted on October 18, 2018. Stephen Laurin explained that the 5% Conservation set-aside is being shown on the site plan now. Surveyor Scott Frankiewicz noted that all issues discussed at the previous meeting are addressed on this plan now, including driveway locations, granite bounds on Tower Hill Rd and rebar markers on the private road, zoning district bounds, frontages, and wells and septic systems. Dick Gardner made a motion to accept these final drawings as being fully compliant with the subdivision application that was approved conditionally at the October 18<sup>th</sup> meeting. Will Ellis seconded the motion and the motion passed unanimously.

### **Other Business**

**a. Conceptual Consultation** – Wedding/Events venue. Property Owner/Applicant: Tara Steward/James Westlake-Toms. Subject Address/Tax Map & Lot: 12 Davis Rd, Tax Map 10, Lot 116. Description: Discussion of proposed wedding/events venue in conformance with State status 21:34 a, II, b(5) (Farm, Agriculture, Farming).

Tara Steward explained that she and her husband came before the Planning Board in February to discuss this project, and they are now ready to complete an application and want to know which checklist items could possibly be waived. Don Bormes asked what type of agriculture they have on their property now, and Tara Steward replied that they sell eggs and firewood, and have also planted blueberries, will be planting hops, have alpacas and have made significant capitals investments in farm equipment. She stated that she understands that agritourism means that events would be ancillary to agriculture, and that she will need to calculate how many events will be allowed per the amount of agriculture revenue they bring in.

The couple explained that events for no more than 100 people will be held in their barn or in a tent, only portable toilets will be used, and parking for 60 cars will be available on grass. Don Bormes stated that lighting will be important to show on the plan. Dick Gardner stated that he would be concerned about noise and traffic. James Westlake-Toms explained that music would be played at no louder than 85 decibels at source for no more than 8 hours per day. Tara noted that there were three weddings on October 7<sup>th</sup> around the area and there were no complaints about noise or traffic. Dick Gardner asked if they have spoken with abutters, and they responded that they have consulted with some and have not heard of any concerns. Dick noted that it is important to talk with abutters across the street as well, not just those that touch property boundaries. Stephen Laurin mentioned that the site plan the couple is showing the Board is not a surveyed plan and therefore cannot be filed with the Registry of Deeds, but the Board can decide if they want to waive the requirement of a surveyed plan.

Jody Slack asked who would be charged with monitoring the revenue being gained from weddings and events and its ratio to agriculture revenue. Don Bormes stated that the Board of Selectmen are the enforcing agent for the Town, and Jody replied that this may be true but the Planning Board is the group that approves site plans so this is important to consider.

**b. Continued discussion on revised solar ordinance** – Stephen Laurin explained that he has received comments from attorney Christine Fillmore about the ordinance and distributed copies marked "Confidential". Audience members noted that this document is no longer confidential now that it has been distributed at a public meeting. Board member returned their copies to Stephen and will review in non-public session at the next meeting. The Board discussed the meeting schedule and deadlines for providing the revised ordinance to the public. Don Bormes stated that he wants to cancel the December 20<sup>th</sup> meeting and allow for a public hearing later. Dick Gardner made a motion to keep the meeting schedule as it is, cancelling the December 20<sup>th</sup> meeting if needed. Jody Slack seconded the motion and the motion passed, with Don Bormes voting No. **Meeting adjourned at 9:25pm.**

**Respectfully Submitted,  
Audry Barriault**