



## **AMENDED Agenda**

### **Sanbornton Planning Board**

### **Notice of Meeting/Public Hearing**

**Date/Time:** Thursday, November 15, 2018 – 7:00 PM  
**Place:** Town Office, 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 1, 2018 Sanbornton Planning Board workshop meeting**
4. **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. (PB2018-15)
5. **Old Business**
  - a. **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. (PB2018-14).
6. **Other Business**
  - a. **Conceptual Consultation – Wedding Events Venue**

**Property Owner/Applicant:** Tara L. Steward/James Westlake-Toms  
**Subject Address/Tax Map & Lot:** 12 Davis Road, Tax Map 10, Lot 116.  
**Description:** Discussion of proposed Wedding Events Venue in conformance with State Statute 21:34-a, II, b(5) (Farm, Agriculture, Farming).
  - b. **Continue Discussion of revisions to Solar Ordinance/Site Plan Regulations**

## **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)
- Proposed Driveway Ordinance
- Proposed Nuisance Ordinance
- Other Ordinance/Regulation revisions
- Revise Cell Tower (PWSF) Ordinance regarding Minor Modifications

## **9. Meeting Adjournment**