



AMENDED Agenda

Sanbornton Planning Board

Notice of Meeting/Public Hearing

Date/Time: Thursday, January 17, 2019 – 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 January 3, 2019 Sanbornton Planning Board workshop meeting
4. Old Business (as necessary)

- ~~a. Second Public Hearing on amendments to the Solar Energy Systems Ordinance as proposed by the Planning Board, and as revised at the January 3 Public Hearing: Amendment #1
Amend Article 4.Z, Solar Energy Systems
Replace existing Article 4.Z to: define Solar Energy Systems by system size and land area; define level of Planning Board review based on residential or non-residential use, system size, and zoning district; and establish structure setbacks and buffer requirements.~~

(The final language of the proposed Solar Energy Systems Ordinance was approved by the Planning Board at the Public Hearing on January 3).

5. New Business

a. Site Plan Application – Acceptance

Property Owner/Applicant: Tara L. Stewart/James Westlake-Toms

Subject Address/Tax Map & Lot: 12 Davis Road, Tax Map 10, Lot 116.

Description: Site Plan application proposing an events venue, to include private gatherings, weddings, corporate events, farm-to-table dining, etc. The proposed activities are to remain incidental and in conjunction with farming operations, in conformance with State Statute 21:34-a, II, b(5) (Farm, Agriculture, Farming). The property lies within the General Residential Zoning District. (PB2019-01).

b. Site Plan Application - Acceptance

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)

6. Other Business

7. 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

8. Meeting Adjournment