



Agenda Sanbornton Planning Board Notice of Meeting and Public Hearing

Date/Time: Thursday, February 21, 2019 – 6:00 PM (NOTE EARLY START TIME)

Place: OLD TOWN HALL, 19 MEETING HOUSE HILL 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 February 7, 2019 Sanbornton Planning Board workshop meeting.

4. New Business

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

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 - continued from the January 17, 2019 meeting

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 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)

c. Subdivision Application

Property Owners/Applicants: Scott and Marcy Kelley

Agent: Bryan L. Bailey, LLS

Subject Address/Tax Map & Lot: 37 Tower Hill Road; Tax Map 22, Lot 21.

Description: Proposal to subdivide a 4.4 acre lot into two lots consisting of 2.5 acres and 1.9 acres. The parcel is located in the Village Historical Preservation Zoning District. (PB2019-02)

5. Old Business

None

6. Other Business

7. Future Agenda Items

- Detached Accessory Dwelling Units (ADU's)
- Review Zoning Ordinance for possible revisions
- Proposed Driveway Ordinance
- Proposed Nuisance Ordinance
- Revise Cell Tower (PWSF) Ordinance regarding Minor Modifications
- Revise Ordinance regarding termination of Variances and Special Exceptions

8. Meeting Adjournment