



# **AMENDED Agenda**

## **Sanbornton Planning Board**

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

**Date/Time:** Thursday, March 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 March 7, 2019 Sanbornton Planning Board workshop meeting.**
4. **Annual Business Meeting – Election of Officers**
5. **New Business**
  - a. **Discussion of request from Brian Bouchard, Esq., for Reconsideration of Planning Board decision made on February 21, 2019, regarding application from Tara L. Stewart/James Westlake-Toms (PB2019-01)**
  - b. **Conceptual Consultation-Modification to Level I Home Occupation**  
**Property Owner/Applicant:** George and Christine Boyer.  
**Subject Address/Tax Map & Lot:** 258 Upper Bay Road, Tax Map 10, Lot 108.001.  
**Description:** Discuss addition of ice cream sales to existing Home Occupation.
6. **Old Business**
  - a. **Site Plan Application - continued from the February 21, 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)  
**Applicant has requested that the Planning Board vote to continue the public hearing on this application to the April 18, 2019 Planning Board meeting.**
7. **Other Business**

Discussion of Detached Accessory Dwelling Units
8. **Future Agenda Items**
  - Review Zoning Ordinance for possible revisions
  - 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
9. **Meeting Adjournment**