



## Agenda Sanbornton Planning Board Notice of Meeting and Public Hearing

**Date/Time:** Thursday, April 18, 2019 – 6:30 pm (NOTE EARLY START TIME)  
**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. Non-Public Session under RSA 91-A:3, II (I) (consideration of legal advice provided by legal counsel).
4. Review for approval of the draft minutes of the April 4, 2019 Sanbornton Planning Board workshop meeting.
5. Old Business
  - a. **Site Plan Application – Reconsideration of Planning Board vote taken on February 21, 2019**  
**Property Owner/Applicant:** Tara L. Stewart/James Westlake-Toms  
**Agent:** Brian Bouchard, Esquire  
**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 March 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 May 16, 2019 Planning Board meeting.**

## **6. New Business**

### **a. Lot Line Adjustment (LLA) Application**

**Property Owners/Applicants:** Elaine Swain and Robin Simmons.

**Agent:** Michael B. Bemis, LLS, Steven J. Smith and Associates, Inc.

**Subject Address/Tax Map & Lot:** Old Range Road; Tax Map 16, Lots 15 and 16.

**Description:** Proposed Lot Line Adjustment of the common boundary between lots 15 and 16, transferring 72.94 acres of land from Lot 15 to Lot 16. Portions of the two parcels lie within the Forest Conservation and General Agricultural Zoning Districts. (PB2019-03).

### **b. Site Plan Application-Level II Home Occupation**

**Property Owners/Applicants:** George and Christine Boyer.

**Subject Address/Tax Map & Lot:** 258 Upper Bay Road, Tax Map 10, Lot 108.001.

**Description:** Proposal to add ice cream sales to existing Level I Home Occupation. Parcel lies within the General Agricultural Zoning District. (PB2019-04).

## **7. Other Business**

- a. Planning Board discussion of amendments to Subdivision and Site Plan Regulations

## **8. Future Agenda Items**

- Detached Accessory Dwelling Units
- Proposed Driveway Ordinance
- Proposed Nuisance Ordinance
- Revise Cell Tower (PWSF) Ordinance regarding Minor Modifications
- Revise Ordinance regarding termination of Variances and Special Exceptions

## **9. Meeting Adjournment**