



AMENDED Agenda
Sanbornton Planning Board
Notice of Meeting and Public Hearing

Date/Time: Thursday, June 20, 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 May 16, 2019 Sanbornton Planning Board meeting and the June 6, 2019 Sanbornton Joint Land Use Board meeting.**
4. **Old Business**
 - a. **Site Plan Application - continued from the May 16, 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).
5. **New Business**
 - a. **Level One Home Occupation – Planning Board Notification**
Property Owners/Applicants: Kate and Kenneth Osgood
Subject Address/Tax Map & Lot: 38 Oak Hill Road; Tax Map 4, Lot 46.
Description: Farm store selling on-site, pasture-raised chicken, pork, and turkey products, eggs, in addition to incidental sales of maple syrup produced off-site. Sales are by appointment only.
 - b. **Conceptual Consultation – Ground-Mounted Solar Energy System**
Property Owner/Applicant: Mark Liebl.
Subject Address/Tax Map & Lot: 45 Wells Road, Tax Map 16, Lot 043.2.
Description: Discussion of proposed 12.8 kW, ground-mounted solar array for residential use.
6. **Other Business**
 - a. Planning Board discussion of amendments to Site Plan Review Regulations
 - b. Discussion of draft Conservation Plan as proposed by Conservation Commission

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)
- 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