



AMENDED Agenda
Sanbornton Planning Board
Notice of Meeting and Public Hearing

Date/Time: Thursday, October 17, 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 October 3, 2019 Sanbornton Planning Board meeting.
4. Old Business

a. **Site Plan Application – continued from the September 19, 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 November 21, 2019 Planning Board meeting.

5. New Business

a. **Site Plan Application**

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., in conformance with State Statute 21:34-a, II, b(5) (Farm, Agriculture, Farming). The property lies within the General Residential Zoning District. This application is returning for Site Plan Review after ZBA decision regarding permitted use. The Planning Board originally accepted this application under its jurisdiction on January 17, 2019. (PB2019-01).

6. Other Business

- a. Discussion with Larry Matty regarding Zoning Ordinance definition of Residential Solar.

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
- Updates to 2012 Sanbornton Master Plan

9. Meeting Adjournment