



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

**Date/Time:** Thursday, April 16, 2020 – 7:00 PM

**Place:** As per Governor Sununu’s Emergency Order #12 pursuant to Executive Order 2020-04 with regard to public access to meetings under RSA 91-A, there will be no physical location for the conduct of this meeting.

**Access to the meeting by Planning Board members, applicants, and the public will be accommodated by telephone using the following teleconference line:**

**Dial-in Number:** 425-436-6394

**Access Code:** 554608#

**If you are unable to connect to the meeting using the instructions above, call 729-8003 to notify the Planning Board Assistant of your inability to connect.**

**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 5, 2020 Sanbornton Planning Board meeting (The March 19 Planning Board meeting was cancelled. There have been no Planning Board meetings since March 5)
4. Annual Business Meeting – Election of Officers
5. New Business
  - a. Voluntary Lot Merger  
**Property Owner/Applicant:** Ralph and Bethany Lavin  
**Subject Address/Tax Map & Lot:** Park View Drive, Tax Map 25, Lots 049 and 050  
**Description:** Owners intend to merge lots 049 and 050 on Tax Map 25. (PB2020-02)
  - b. Site Plan Application  
**Property Owner/Applicant:** Conley Enterprises, Inc./Mark Conley  
**Agent:** Peter Holden, LLS, Holden Engineering & Surveying, Inc.  
**Subject Address/Tax Map & Lot:** 6 and 14 Bay Road, Tax Map 24, Lots 024 and 025  
**Description:** Site Plan application to provide on-site, outdoor, lobster bake, and beer brewery within the building to serve on-site customers. (PB2020-03)
  - c. Conceptual Consultation – Ground-Mounted Solar Energy System  
**Property Owner/Applicant:** Don and Judy Tibbetts.  
**Subject Address/Tax Map & Lot:** 122 Upper Smith Road, Tax Map 17, Lot 033.  
**Description:** Discussion of proposed 12.395 kW, ground-mounted solar array for residential use.

## 6. Old Business

### a. Site Plan Application – continued from the November 21, 2019 meeting (abutter re-notification on April 3<sup>rd</sup>)

**Property Owners/Applicants:** Guy J. (Jr.) & Marie Giunta, and Anthony & Joseph Giunta/Andrew Kellar, New England Solar Garden Corp.

**Agent:** Michael Redding, P.E., New England Solar Garden Corp.

**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 21, 2020 Planning Board meeting.**

## 7. Other Business

- a. Planning Board discussion of distinction between Level One and Level Two Home Occupations
- b. Discussion of detached Accessory Dwelling Units (ADU's)
- c. Planning Board discussion of amendments to Site Plan Review Regulations and checklist

## 8. Planners Update

- a. Correspondence
- b. Up-coming meetings, conferences and workshops of interest to Planning Board

## 9. Future Agenda Items

- Discussion of proposed Driveway Regulations (236:13)
- Discussion of proposed Nuisance Ordinance
- Revise Cell Tower (PWSF) Ordinance regarding Minor Modifications
- Revise Ordinance regarding termination of Variances and Special Exceptions (674:33.I-a.(b))
- Updates to 2012 Sanbornton Master Plan

## 10. Meeting Adjournment