



AMENDED Agenda
Sanbornton Planning Board
Notice of Meeting and Public Hearing

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

Place: Option One: Physical location, Old Town Hall, 19 Meeting House Hill Road
Option Two: Call into the meeting via teleconference phone line -

Dial-in Number: **1-425-436-6394**

Access Code: **554608#**

If you are unable to connect to the live meeting using the call-in instructions above, call 729-8003, or E-mail: planner@sanborntonnh.org, to notify the Planning Board Assistant of your inability to connect.

Attendees at Old Town Hall must follow Governor Sununu's Covid-19 Reopening Guidelines and Universal Guidelines, including a minimum of 6' distancing and wearing of masks.

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 June 11, June 18, June 25, and July 2, 2020 Sanbornton Planning Board meetings.**
4. **Continued Business**

a. **Site Plan Application – continued from the June 18, 2020 meeting**

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 October 15, 2020 Planning Board meeting.

5. **New Business**

a. **Conceptual Consultation – Subdivision**

Property Owner: Bohdan Rudzinsyj

Applicant: John P. Tansey.

Subject Address/Tax Map & Lot: Hunkins Pond Road, Tax Map 16, Lot 055.

Description: Discussion of proposed Minor Subdivision.

6. Old Business

a. Site Plan Application

Property Owner/Applicant: Kevin D. Tibbetts, Trustee of Donald and Judith Tibbetts Irrevocable Trust/Donald and Judith Tibbetts

Subject Address/Tax Map & Lot: 122 Upper Bay Road, Tax Map 17, Lot 033

Description: Site Plan application for a proposed residential-use ground-mounted solar array. Total proposed on-site output, 12.42Kw. (PB2019-05).

A pdf image of the application and plans may be viewed on the Town of Sanbornton website at www.sanborntonnh.org. Click on the “Boards & Committees” tab, then scroll down and click on the “Planning Board” tab. Click on “Active Planning Board Application” on the left side of the screen.

Note: The subdivision/site plan application(s) above and their related documents are available for inspection by prior appointment at the Town Planning Office in the Sanbornton Administrative Office Building (573 Sanborn Road). Please call 729-8003 to arrange an appointment to review the application to become better familiar with the proposal prior to the Planning Board Hearing. Evening hours are available by appointment.

Written comments may be submitted by hard copy or by E-mail for inclusion in the record of the meeting, and must be received by noon on Thursday, July 16, 2020.

b. Request by Eversource Energy pursuant to NH RSA 231:158 for approval to conduct trimming and/or removal of trees along Scenic Roads – Brook Road, Hale Road, and Tower Hill Road.

7. Other Business

a. Correspondence from Ian Raymond, LRPC Commissioner representing Sanbornton

8. Planners Update

a. Correspondence

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

9. Future Agenda Items

- Planning Board discussion of distinction between Level One and Level Two Home Occupations
- Discussion of detached Accessory Dwelling Units (ADU’s)
- Planning Board discussion of amendments to Site Plan Review Regulations and checklist
- Discussion of Regulation of short-term rentals (tourist homes)
- 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