



2nd REVISED Agenda

Sanbornton Planning Board

Notice of Meeting and Public Hearing

Date/Time: Thursday, December 17, 2020 – **7:00 PM**

Place: As per Governor Sununu’s Emergency Orders 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 zoom/phone conference using the following connection method:

To join using Zoom, enter/click this link: <https://zoom.us/j/98190401365>

To participate by phone dial: 1.929.205.6099

Meeting ID#: 9819 0401 365

We ask that you mute your mic/phone when you are not speaking so that background noise does not disrupt other participants.

If you are unable to connect to the live meeting using the call-in instructions above, call Jim Dick at 540-903-3295; or E-mail: planner@sanborntonnh.org, 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 December 3, 2020 Sanbornton Planning Board meeting.**
- 4. Continued Business**

a. Site Plan Application – continued from the November 19 , 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).

A pdf image of the applications and plans above 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, December 17, 2020.

5. New Business

a. Voluntary Lot Merger

Property Owner/Applicant: Sanbornton Market, LLC, Mahesh Patel, Principal

Subject Address/Tax Map & Lot: 666 New Hampton Road, Tax Map 20, Lots 075 and 076

Description: Owner intends to merge lots 75 and 76 on Tax Map 10. (PB2020-08)

6. Old Business

None

7. Other Business

Discussion of permitted uses in the Commercial District

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
- 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