



Agenda Sanbornton Planning Board Notice of Meeting and Public Hearing

Date/Time: Thursday, January 21, 2021 – **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/97393759221>

To participate by phone dial: 1.929.205.6099

Meeting ID#: 973 9375 9221

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 729-8003, or E-mail: planner@sanborntonnh.org, to notify the Planning Board Assistant of your inability to connect.

Please note that this agenda is subject to revisions regarding location of meeting, etc. until January 20. Check the Town of Sanbornton website at www.sanborntonnh.org to view agenda.

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 January 7, 2021 Sanbornton Planning Board meetings.
4. Continued Business
 - a. **Site Plan Application – continued from the December 17, 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, January 21, 2021.

5. New Business

None

6. Old Business

None

7. Other Business

None

8. Planners Update

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

9. Future Agenda Items

- Discussion of permitted uses in the Commercial District
- 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