



**REVISED Agenda**  
**Sanbornton Planning Board**  
**Notice of Meeting and Public Hearing**

**Date/Time:** Thursday, August 17, 2023 – 7:00 PM

**Place:** Old Town Hall, 19 Meeting House Hill Road

**In light of the continued risk of Covid-19 infections we ask that you be prepared to wear a mask at the meeting.**

**Please note that this agenda is subject to revisions regarding location of meeting, etc. until August 16. Check the Town of Sanbornton website at [www.sanborntonnh.org](http://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 July 20, 2023 Sanbornton Planning Board meeting.**
- 4. New Business**

**a. Discussion of Revisions to Prior Site Plan Approval**

**Property Owner:** Winnisquam Boats, LLC

**Applicant/Agent:** Wilcox and Barton, Inc.

**Subject Address/Tax Map & Lot:** 31 Bay Road, Tax Map 24, Lot 29.

**Description:** Discussion of proposed amendments to Site Plan Approval granted on July 20, 2023, pursuant to NHRSA 676:4, I(i)(1). The parcel is located in the Commercial Zoning District and the Aquifer Conservation Overlay District. (PB2023-09).

**b. Site Plan Application – continued from the July 20 meeting**

**Property Owner:** Megwood, LLC, c/o Robert Benson

**Applicant/Agent:** Martha Staskus, Norwich Technologies, Inc.

**Subject Address/Tax Map & Lot:** New Hampton Road, Tax Map 21, Lot 88.1.

**Description:** Proposal for a 999-kW alternating current ground-mounted solar facility with associated system components, located within a 7.68-acre fenced project area. Property is located in the General Agricultural Zoning District and the Aquifer Conservation Overlay District. (PB2023-08).

A pdf image of the application(s) above may be viewed on the Town of Sanbornton website at [www.sanborntonnh.org](http://www.sanborntonnh.org). Click on the “Boards & Committees” tab, then scroll down and click on the “Planning Board” tab. Click on “Active Planning Board Applications” on the left side of the screen.

**Note:** The application(s) above and related documents are available for inspection by prior appointment at the Town Planning Office in the Sanbornton Administrative Office Building (17 Meeting House Hill Road) during its published working hours. Please call 729-8003 to arrange an appointment to review the application.

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 the day of the meeting.

**5. Old Business**

Discussion of Ordinance definition of ‘Structure’ with Mark Ledgard.

**6. Other Business**

Discussion of draft Class VI Road policy with Mark Ledgard.

**7. Planners Update**

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

**8. Future Agenda Items**

- Updates to 2012 Sanbornton Master Plan
- Discussion of Level I and Level II Home Occupations
- Planning Board discussion of amendments to Site Plan Review Regulations and checklist
- Revise Cell Tower (PWSF) Ordinance regarding Minor Modifications
- Revise Ordinance regarding termination of Variances and Special Exceptions [674:33.I-a(b)]

**9. Meeting Adjournment**