



Agenda Sanbornton Planning Board Notice of Meeting and Public Hearing

Date/Time: Thursday, September 21, 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 September 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 August 17 and September 7, 2023 Sanbornton Planning Board meetings.**
- 4. New Business**

a. Site Plan Application – continued from the August 17 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. 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.

b. Conceptual Consultation

Property Owners: Lynn and Rodney Martinez

Subject Address/Tax Map & Lots: 158 Upper Bay Road/Tax Map 16, Lot 10.

Zoning District(s): General Agricultural.

Description: Discussion with Lynn Martinez regarding an Art Studio business.

5. Old Business

Discussion of definition of Structure.

6. Other Business

Discussion of other potential zoning amendments.

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