



**Planning Board  
Academy Building  
503 Province Road  
Gilmanston, New Hampshire 03237**

Desiree Tumas, Administrator  
Mark Fougere, Certif. Planner  
Nancy Girard, Chair  
John Funk, Vice-chair  
Rachel Hatch, Select-Rep  
Dan Hudson, Member  
Marty Martindale, Member  
Dave Russell, Member  
John Weston, Member  
Jacqueline Heath, Alternate

**Planning Board  
Minutes of the Meeting  
March 10, 2011**

**Open Meeting**

*Call to Order  
Introduction of Board Members  
Explanation of Meeting Procedures*

**Attending Members:** David Russell, Acting Chair; Nancy Girard, Chair @ 7:30 pm; Rachel Hatch, Select Rep.; Dan Hudson, Member; Marty Martindale, Member; John Weston, Alternate seated in the vacant Member position; Desiree Tumas, Administrator.

**Attending Public:** (As signed in) Brett Currier and Ralph Lavin.  
**Approval of Minutes**

**January 06, 2011 – Public Hearing - Zoning Ordinance Amendments**

*Member Hudson moved to approve the January 06, 2011, Minutes of the Meeting as amended, Member Martindale seconded the motion as stated; the motion passed unanimously.*

**January 13, 2011 – Regular Meeting**

*Member Hudson moved to approve the January 13, 2011, Minutes of the Meeting as amended, Member Martindale seconded the motion as stated; the motion passed unanimously.*

**January 27, 2011 – Public Hearing – Zoning Ordinance Amendments**

*Member Hudson moved to approve the January 27, 2011, Minutes of the Meeting as amended, Member Martindale seconded the motion as stated; the motion passed unanimously.*

**February 10, 2011 – Regular Meeting**

*Member Hudson moved to approve the February 10, 2011, Minutes of the Meeting as submitted, Member Weston seconded the motion as stated; the motion passed unanimously.*

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**Public Hearing (Continued from February 10, 2011)**

**PB Case #0111 Kurt & Tracy Rague and Sylvain & Carolyn Goulet** - applied to the Planning Board for Subdivision, in which they seek approval to subdivide the 38 acre parcel, shown as Tax Map 415/Lot 29, in the Rural Zone, creating 4-lots. Said property is located on Crystal Lake Road, Gilmanton Iron Works.

Having received a written request signed by all property owners to continue the hearing until April 14, 2011, Acting Chair Russell entertained a motion to continue the hearing.

***Member Girard moved to continue the hearing until April 14, 2011, Member Hudson seconded the motion as stated; the motion passed unanimously.***

**Member Girard arrived at 7:30 pm.  
Acting Chair Russell stepped down.  
Chair Girard resumed the meeting as Chair.**

**Discussions**

**Preliminary Discussions – Ralph Lavin, 753 Route 140, TM141/LT 5:** Firewood Processing Operation.

Chair Girard recognized Ralph Lavin who came forward and explained, he has an opportunity to purchase equipment to process firewood and seeks guidance from the Planning Board regarding the development of such a commercial venture.

The proposed operation would be conducted under the lean-to on the side of the building behind the residence and wife's hair salon. There will be a 50' x 50' area for pre-cut wood as delivered and a 100' x 40' area for finished product. The cut firewood would be sold seasoned and green and it is expected that Mr. Lavin will assume the existing customers from the person he plans to purchase the equipment from.

The yield of cut firewood from a truckload of logs is approximately 8 cords and it is expected that the operation would produce approximately 5 cords daily.

Board Members and Mr. Lavin discussed the turning radius and distance between the residence and the hair salon. It is believed that there is adequate space to accommodate the 20' minimum distance required for the fire apparatus to pass between the buildings.

Board Members briefly discussed the fire safety of the operation and Mrs. Tumas explained that she tried to contact the Acting Fire Chief regarding Mr. Lavin proposed operation without reply. Mr. Lavin explained he would follow-up with Acting Chief Hempel.

Board Members questioned the approval obtain for the hair salon and Mr. Lavin explained the hair salon was approved as a Home Occupation. The Board confirmed the hair salon was depicted on the plan to combine both uses.

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Chair Girard called for further discussion from the Board, hearing none; Chair Girard thanked Mr. Lavin for attending and discussing the proposed operation and discussions were concluded.

**PB Case #0909 J. Daniel & Linda Lemieux TM 124/LT 08** –On May 13, 2010, the Planning Board granted a 1-year extension for the condition of approval to gravel the overflow parking area. The 1-year extension expires on May 13, 2011. The case was originally approved on July 09, 2009.

Mrs. Tumas reminded the Board they approved a 1-year extension to gravel the overflow parking area and the one-year time period will expire on May 13, 2011. Mrs. Tumas asked the Board how they would like to proceed with the matter.

Following review of the original approval and brief discussion, Board Members agreed due to the current economic conditions and other considerations it would be reasonable to extend the requirement to gravel the overflow parking for an additional year. At the end of the year extension, if Mr. Lemieux is unable to fulfill the conditions of approval he would need to submit an application to amend the original approval.

Chair Girard called for further discussion, hearing none; ***Moved to approve the additional 1-year extension to gravel the overflow parking area, if after the additional year Mr. Lemieux is unable to gravel the overflow parking area he will need to submit application to amend the original approval which requires a public hearing with abutter notification, the cost of which will be at the applicant's expense, Member Hudson seconded the motion as stated; the motion passed unanimously.***

**PB Case #1407 Ryan Benson/BMMC Contractor Yard/Robert Vayda, Property Owner-** Storing of 3-boats on the property approved for use as a contractor yard. There is no approval on record for boat storage.

Mrs. Tumas explained that Mr. Benson had been storing boats on the property approved for a Contractor Yard. The Building Inspector had addressed the issue with Mr. Benson and he removed a couple of the boats with 3 remaining on the property. It was confirmed by review of the original approval and minutes of the meeting that the storage of boats was not proposed or approved.

Board Members reviewed the following definition, from the Gilmanton Zoning Ordinance: **“Contractor Yard**-Outside storage of owner owned supplies and equipment used in off-site business.”

The Board requested a letter be sent stating the violation of approval and explaining that if boat storage is proposed then an application for site plan must be submitted, as the storage of boats is not an approved use for the site and is beyond the scope of the Contractor Yard approval.

**Administrative Business**

- Member Weston had expressed an interest to become a full voting member of the Planning Board. The BOS will act on the request for full member appointment at the March 14, 2011, meeting.

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- AE Mitchell, Gravel Excavation Operation; in light of the recently passed Aquifer Protection Ordinance it has been brought to the Boards attention that the yearly approvals should have been conducted under a public hearing with notification of abutters as required by RSA.  
Mrs. Tumas, Mark Fougere, Town Planner and Mary Pinkham-Langer, Gravel Tax Appraiser, will meet on March 18, 2011, to review the file and proper course of action for the permitting process. Because RSA 155-E does not provide for renewals, it is considered a new application and therefore the gravel operation would be subject to the requirements outlined in the recently approved Aquifer Protection Ordinance.
- The Planning Board and Zoning Board of Adjustment will conduct a joint hearing on April 21, 2011, to hear the application for a telecommunication tower at the end of Copp Road.
- The BOS will appoint Select Reps., at the March 14, 2011, BOS Meeting.

**Correspondence  
Unscheduled Business  
Adjournment**

Chair Girard called for further discussion, hearing none; entertained a motion to adjourn at 8:50 pm.

***Select Rep., moved to adjourn the meeting at 8:50 pm, Member Russell seconded the motion as stated, the motion passed unanimously.***

Respectfully submitted,

Desiree Tumas,  
Administrator