



**Planning Board**  
**Academy Building**  
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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

**Minutes of the Meeting**  
**Planning Board**  
**February 09, 2012**

**Attending Members** Nancy Girard, Chair; John Funk, Vice-chair; Dan Hudson, Member; Marty Martindale, Member; John Weston, Member; Desiree Tumas, Administrator; Absent the meeting were David Russell, Member; Rachel Hatch, Select Rep;

**Attending Public** (As signed in) Ralph Lavin, Brett Currier, Marshall Bishop, and David Sanborn

**Open Meeting**

*Call to Order @ 7:03 pm*  
*Introduction of Board Members*  
*Explanation of Meeting Procedures*

**Approval of Minutes**

**January 19, 2012**

***M. Martindale moved to approve the January 19, 2012, Minutes of the Meeting as amended, J. Funk seconded the motion as stated; the motion carried with a 5-0 favorable vote.***

**January 24, 2011**

***D. Hudson moved to approve the January 24, 2012, Minutes of the Meeting as amended, M. Martindale seconded the motion as stated; the motion carried with a 5-0 favorable vote.***

**February 06, 2012**

***J. Funk moved to approve the February 06, 2012, Minutes of the Meeting as amended, J. Weston seconded the motion as stated; the motion carried with a 4-0 favorable vote and an abstained vote by M. Martindale who was not in attendance.***

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**Discussions**

- 1. Continued from 01/24/2012: Ralph Lavin (414-5) The Applicant request a determination of a Insignificant Change of Use to add storage of firewood product on the pavement next to the existing salon while maintaining the required access as approved.**

D. Tumas provided photos taken earlier in the day of the proposed storage location and the neighbor view from the proposed location.

N. Girard opened discussions and recognized Ralph Lavin who explained he would like to amend his site plan and include a 30' x 30' storage area for cut green wood. The purpose of the amendment to the approved site plan is to have easier access to the green wood for delivery.

R. Lavin went on to explain that he has spoken with Fire Chief Hempel and the only concern was to maintain the 20' egress as originally approved. This was confirmed with the fire chief.

R. Lavin went on to explain he would like to store a pile of cut green wood in a 30' x 30' area or approximately 22 cords if the pile does not exceed 10' in height. R. Lavin explained the pile could not exceed a height of 12' due to the size of the loader used on site.

It was questioned why the space behind the house could not be utilized; R. Lavin explained that he would have to pave the area behind the house and would rather use the existing paved area available on the site. Additionally considering the wet along the westerly side of the property and area behind the house it would not be a suitable location.

N. Girard read for the record an email received from Abutter, Cheryl Sanborn.

After viewing the pictures provided, D. Hudson commented that the outline of the Abutters house could be seen through the trees but that there was not a direct line of site of the proposed additional storage location.

M. Martindale asked for clarification of the action by the Board with regard to the Insignificant Change of Use.

It was explained the proposal is to add an additional storage area for cut green wood on the paved area to the right of the salon. The Board must determine if the proposed change is, "Insignificant" which would require determination in writing and on the record during a planning board meeting.

If it is determined that the proposed change is not, "insignificant" the proposed change would require a public hearing to amend the site plan and notification of abutters as well as public notice would be required.

N. Girard recognized D. Sanborn who requested the proposed change be noted on the plan and a fence or screening be used to minimize the Abutter's view of the additional storage area.

R. Lavin proposes to use cement blocks or similar material to a height of approximately 4' to contain the cut wood in the proposed 30' x 30' area.

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J. Funk suggested in conjunction with the proposed containment that a line fast growing trees such as Hemlock be strategically place to provide additional screening.

It was suggested that the height of the woodpile be restricted to 8' maximum. It was noted that 8' height would not be sufficient.

M. Martindale questioned if the proposed containment would provide sufficient screening. M. Martindale has concerns with regard to restricting the operation.

N. Girard noted that the original plan was approved last year and there was no mention of the additional storage area. R. Lavin would like to amend the site plan and the Board has to consider the impact of the proposed change to both the site and Abutters.

It was explained that the containment would be approximately 4' high and the proposed height of the woodpile is approximately 10'. The addition of a Hemlock tree line would provide sufficient buffer from the Abutters line of sight.

Additional discussion regarding the insignificance of the proposed amendment, the use of a 3-sided containment area and planting of the hemlock or similar screening in the spring concluded with N. Girard entertaining a motion to approve the proposed amendment as an Insignificant Change of Use.

***J. Funk moved the proposed site plan amendment to add an additional 30" x 30' storage area for cut green wood is an insignificant change of use it will not have an impact beyond the site and will not require a public hearing, J. Weston seconded the motion as stated; the motion passed with a 5-0 favorable vote.***

***D. Hudson moved the amended site plan shall depict the location of the 20' emergency egress; the additional 30' x 30' storage area with a note on the plan describing the materials to be used as the 3-sided barrier and that the woodpile will not exceed 10' in height; D. Hudson further moved that plantings of no less than five, five-foot fast growing hemlock type tree strategically placed as an added buffer between the wood storage and the abutter, as soon as weather permits, M. Martindale seconded the motion as stated; the motion passed with a 5-0 favorable vote.***

R. Lavin was agreeable and will have the surveyor add the required information.

D. Sanborn requested a copy of the amended plan. The Town does not have the ability to reproduce the full size copy of plans, however; we can copy sections of the plan to be pieced together.

N. Girard called for further discussion, hearing none; discussions were concluded.

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- 2. Continued from 01/24/2012:** Marshall Bishop (420-103) The Applicant would like to discuss his amended site plan approved June 9, 2011.

N. Girard recognized M. Bishop who explained back in June, 2011, he had received approval to add a parking area for bus traffic and to create a footpath with a golf cart bridge over the wetlands to provide safe foot traffic from the bus parking to the winery.

To date, amended plans have not been submitted and M. Bishop explained that he has to have other plans amended and will include the amended site plan information previously approved by the Planning Board.

The proposed golf cart bridge is approximately 30' x 8' and construction is expected to begin in the spring.

Snowmobile Trail #15 from Loudon Road has been extended to the winery as the end-point of the trail.

M. Bishop is concerned folks who work for the Town have not come by to see the winery and would like to have an open house type event to invite all the Town employees.

It was suggested that M. Bishop contact the BOS for such an event.

N. Girard thanked M. Bishop for the update and called for further discussion, hearing none; discussions were concluded.

**Correspondence  
Unscheduled Business**

**Grant funding to update the Master Plan**

For future planning purposes, D. Tumas reminded the Board, the Master Plan is due for an update and there are various grants available to help defer the cost of the update.

Due to the timeliness of grant funding, it would not be possible to apply for funding this year. D. Tumas would like to explore the funding available and plan to update the Master Plan in 2013.

Board Members were agreeable and funding information will be provided at future meetings.

N. Girard called for further discussion, hearing none; entertained a motion to adjourn the meeting.

**Adjournment**

***M. Martindale moved to adjourn the meeting at 8:05 pm, J. Funk seconded the motion as stated; the motion passed with a 5-0 favorable vote.***

Respectfully submitted,

Desiree Tumas  
Administrator