



**Planning Board
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Approved: May 10, 2012

Desiree Tumas, Administrator
Mark Fougere, Certif. Planner
Nancy Girard, Chair
John Funk, Vice-chair
Ralph Lavin, Select Rep
Marty Martindale, Member
Wayne Ogni, Member
Laurie Sanborn, Member
John Weston, Member

**Minutes of the Meeting
April 12, 2012**

6:00 pm – Informal Meeting

Member Attendance: Nancy Girard, Chair; John Funk, Vice-chair; Ralph Lavin, Select Rep; Marty Martindale, Member; Wayne Ogni, Member; Laurie Sanborn, Member; John Weston, Member; Desiree Tumas, Administrator

Municipal Attendance: Rachel Hatch, BOS Chair

Others in Attendance: Dan Hudson, Former PB Member

Members of the Planning Board and two Members of the Board of Selectmen attended an informal gathering to thank Select Rep Rachel Hatch, PB Members, Dan Hudson and David Russell for their dedicated service to the PB.

N. Girard presented R. Hatch and D. Hudson with a circular paperweight engraved with the Gilmanon Town Seal, as a token of appreciation.

D. Russell did not attend the gathering and will receive his departing gift another time.

7:00 pm – Regular Meeting

Member Attendance: Nancy Girard, Chair; John Funk, Vice-chair; Ralph Lavin, Select Rep; Marty Martindale, Member; Wayne Ogni, Member; Laurie Sanborn, Member; John Weston, Member; Desiree Tumas, Administrator

Public Attendance: No members of the public attended.

Open Meeting

**Call to Order @ 7:06 pm
Introduction of Board Members
Explanation of Meeting Procedures**

N. Girard went over the Board Procedures for new Members W. Ogni and L. Sanborn

Election of Officers

N. Girard entertained nominations for Planning Board Chair and Vice-chair for the upcoming year.

M. Martindale moved to nominate Nancy Girard to be the Planning Board Chair, J. Weston seconded the motion as stated; the motion passed unanimously.

J. Weston moved to nominate John Funk to be the Planning Board Vice-chair, L. Sanborn seconded the motion as stated; the motion passed unanimously.

Approval of Minutes

1. March 08, 2012 – Regular Meeting

J. Funk moved to approve the March 08, 2012, Minutes of the Meeting as submitted, M. Martindale seconded the motion as stated; the motion passed with 4-favorable votes and 2-abstained votes by W. Ogni and L. Sanborn who were not in attendance.

Ralph Lavin recused himself and stepped down @ 7:12 pm.

Discussions

1. Ralph Lavin (414-5) Amended Site Plan Approval

N. Girard recognized Ralph Lavin who came forward and explained he would like the PB to reconsider planting 5-Hemlock type trees between the storage area and the pond. After some consideration, R. Lavin is of the belief that adding the 5-Hemlock would not provide any significant additional screening than that provided by the natural buffer between the properties and the small tree stands between the property line and the pond.

Board Members viewed the photos taken in February from the location of the storage area, looking in an Easterly direction. The abutting dwelling is approximately 400 feet from the storage location and there is a thick buffer of established tree growth on the property line.

Members noted and agreed that the dwelling was difficult to see through the trees even with the leaves off the tree and reconsider the need for additional screening.

Members questioned construction of the 3-sided containment wall.

R. Lavin explained that he would put the 3-sided containment wall in the short term.

Board Members noted the 3-sided wall needed to be constructed as soon as possible.

R. Lavin stated agreement.

N. Girard questioned if the operation was ongoing after 5:00 pm, as approved by the Board.

R. Lavin explained his equipment has been experiencing mechanical issues and the machinery had not been in operation for a couple weeks.

Board Members reiterated the need to observe the approved hours of operation. Mr. Lavin noted, he had been compliant with the hours of operation and will maintain compliance with the PB approval.

N. Girard called for further discussion, hearing none; entertained a motion to rescind the requirement to plant 5-Hemlock type trees, between the storage area and the pond.

J. Funk moved to rescind the requirement to plant 5-Hemlock type trees between the storage area and the pond, M. Martindale seconded the motion as stated; the motion passed unanimously.

Ralph Lavin is seated back on the Board @ 7:25 pm.

2. Zoning Ordinance – Table of Uses

N. Girard explained the Board is in the process of updating the Zoning Ordinance -Table of Uses. Some of the existing uses were amended to Conditional Use Permits from Special Exception and passed with a favorable ballot vote in March.

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The Board plans to increase the number of permitted uses in Gilmanton. A comprehensive list of uses from the City of Nashua was provided to draw from. The uses proposed will encourage responsible commercial development in Gilmanton. Bringing in more business will help lower the residential tax rate.

The Board will be exploring Community Revitalization Tax Relief Incentives (RSA 79-E). As well as working with the Belknap County Economic Development to further the effort. Members agreed the rural character could be maintained with commercial development.

N. Girard went on to explain the Board has amended and approved the Subdivision Regulations using the OEP Model and will begin amendment of the Site Plan Regulations in June. The Master Plan update has been tentatively scheduled for first quarter 2013.

D. Tumas also suggested the Board consider "Major Home Occupations" as outlined during the LGC Law Lecture Series 2011. A regular Home Occupation, which has no exterior evidence of the enterprise currently, does not have any oversight. A "Major Home Occupation" such as the firewood processing operation on NH 140, is a perfect example of a Major Home Occupation.

Adding such a use and oversight in the Site Plan Regulations, would facilitate residents to operate a permitted and approved business at their residents.

D. Tumas provided an OEP outline and explanation pertaining to the Master Plan Update, OEP Preserving Rural Character: The Agriculture Connection as well as a binder of the OEP guide to updating the Master Plan. All Board Members will have opportunity to review the material before the update begins in earnest. The back page of the binder has a list of Board Members with a checkbox to be sure that all Members have had opportunity to review the materials. N. Girard will review the material over the next month and at the regular meeting in May, the binder will pass to the next Member.

D. Tumas explained she is looking into funding that is available to assist Towns offset the cost of updating the Master Plan. The Grant Writer has been notified and information will be forthcoming.

N. Girard requested Members review the Nashua list and at the May 10, 2012, Regular Meeting the Board will resume discussions.

3. Review and Approve New Applications & Administrative Documents

The Board continued approval until the May 10, 2012, regular meeting.

Other Business

1. Suncook River Nomination

D. Tumas explained that the BOS retracted their support of the Suncook River Nomination due to a number of residents that stated opposition to the proposed nomination.

Residents were opposed to additional oversight of wetland applications by another committee as well as additional regulation and restriction placed on riparian landowners. Information regarding Natural Rivers Protection can be found under NH RSA 483:9.

There is no further information available at this time.

Adjournment

W. Ogni moved to adjourn the meeting at 8:40 pm, J. Weston seconded the motion as stated; the motion passed unanimously.

Respectfully submitted,

Desiree Tumas
Administrator