



Town of Gilmanton, New Hampshire
Planning Board
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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, Alternate

Case No. PB # 0410
TM 405/LT 20
Site Walk

Monday - May 17, 2010
Beginning @ 5:15 pm
Ending @ 5:55 pm

Member Attendance: John Funk, Vice-chair; Rachel Hatch, Select Rep.; Dan Hudson, Member; John Weston, Alternate Member; Desiree Tumas, Administrator

Other Attendance: Bruce Pearl, Applicant; Jeff Green, Land Agent; Russ Pearl, Abutter; Cathy Batchelder, Abutter; Cameron Hamel, Abutter

Notable Features:

- The boundaries as well as the wetlands are clearly marked on the property with survey ribbons.
- There is approximately 10-15% downward slope from the street to the stream.
- The lot is moderately/heavily treed and has a considerable amount of rocks, ledge and boulders visible on the surface.
- The proposed driveway is approximately 100' from the Northeast corner of the property on Middle Route with a reasonable line of sight in either direction.
- To date, the Applicant has not applied for a driveway permit.
- There is approximately 20,559 sf of upland, including the wetland buffers.

Other Considerations:

- Abutter Cathy Batchelder stated concern regarding the runoff into the stream with the development of the site uphill from the stream.
 - Ms. Batchelder was advised to attend the continued hearing on June 10, 2010 to state her comments for the record and to be included in the Minutes of the Meeting.

Desiree Tumas
Planning Board Administrator