



*Town of Gilmanton, New Hampshire  
Planning Board  
Academy Building  
503 Province Road  
PO Box 550  
Gilmanton, New Hampshire 03237  
planning@gilmantonnh.org  
603.267-6700 –Phone 603.267.6701 –Fax*

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  
Site Walk Minutes  
June 9, 2011  
6:00 pm**

**Attending Members:** John Funk, Vice-chair.; Dan Hudson, Member; John Weston, Member.

**PB Case 0811 (Original PB #1407) Ryan Benson/BMMC Contractor Yard/Robert & Dianna Vayda, Property Owner-** Contractor Yard- Tax Map 416/Lot 20 on NH Rte 140 @ Halls Hill Road- Revocation of Recorded Approval in accordance with Administrative and Enforcement Procedures; NH RSA Section 676:4.  
Planning Board Members will meet at the entrance of the contractor yard located between the driveway of 1955 NH Rte 140 and Halls Hill Road, Gilmanton Iron Works.

Planning Board Members met on site to review the conditions of the Contractor Yard. Members noted that following violations had been corrected:

- Unapproved storage of boats – all three boats were removed.
- Dumpster that was not on a concrete pad and screened was removed.
- Unapproved Porta potty was removed.
- 10’ paved apron at the entrance was completed.
- Debris plowed under was dug out and piled in two piles on the lot.

The unapproved 12’ x 20’ storage container still remained. Mr. Benson explained he would like to keep the additional storage container on site and apply for an amended site plan. Board Members stated that application would have to be submitted by the June 15, 2011, deadline. If application were not submitted by the deadline the storage container would have to be removed.

The Administrator and Building Inspector will return to the site to confirm setback compliance.

Board Members concluded the site walk at 6:30 pm and continued on to the next scheduled site walk.

Respectfully submitted,

Desiree Tumas  
Administrator

Planning Board  
Site Walk Minutes  
June 9, 2011  
6:30 pm

**Attending Members:** John Funk, Vice-chair.; Dan Hudson, Member; Marty Martindale, Member; John Weston, Member.

**ZBA Members in Attendance:** Israel Willard, Member and Wayne Gray, Alternate Member.

**PB Case #0411 – Property Owners, Ralph Lavin, Jr. & Bethany Lavin (Tax Map 414, Lot 5)** – have applied for a Site Plan Review in which they seek approval to operate a firewood processing operation at their residence in the Rural Zoning District. Said property is located at 753 NH Route 140, Gilmanton Iron Works in Gilmanton.

Planning Board and Zoning Board of Adjustment Members met at Abutters, David & Cheryl Sanborn’s property, 789 NH Route 140, Gilmanton Iron Works.

Planning Board Members observed several well-defined watercourses on the Sanborn’s property and they are relatively close to the drilled wellhead flagged on the property. Discussions will be taken up during the public hearing following the site walk.

Due to the vegetative growth, it was difficult to see the area of the proposed operation and Board Members suggested viewing the applicants property for further assessment of the site.

Israel Willard, ZBA Member and Wayne Gray, ZBA Alternate Member declined invitation to view the barn/garage where the proposed operation would take place; the subject building which the ZBA Variance after-the-fact was sought.

Planning Board Members noted the proposed operation is located approximately 200’ from the property line. Board Members will confirm the distance of the proposed operation to the property line during the public hearing.

R. Lavin, Applicant explained he has poured a concrete pad under the lean-to that has a recessed area to secure and house the motor.

Also noted was the widening of the driveway access to accommodate the fire chief’s safety requirements.

It was noted that there had not been any stabilization to the watercourse that traverses from and along the Westerly side of the property line in a Northerly direction to the Westerly side of the barn/garage.

The site walk concluded at 6:57 pm.

Respectfully submitted,

Desiree Tumas  
Planning Administrator