



Planning Board
Academy Building
503 Province Road
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
Ralph Lavin, Select Rep
Marty Martindale, Member
Wayne Ogni, Member
Laurie Sanborn, Member
John Weston, Member

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

Attending Members

Nancy Girard, Chair; John Funk, Vice-chair; Ralph Lavin, Select-Rep.; Marty Martindale, Member; Wayne Ogni, Member; John Weston, Member; Desiree Tumas, Administrator. Laurie Sanborn was absent from the meeting.

Attending Public

No public in attendance.

Open Meeting

Call to Order @ 7:05 pm
Introduction of Board Members
Explanation of Meeting Procedures

Approval of Minutes

1. June 14, 2012 – Regular Meeting

M. Martindale moved to approve the June 14, 2012, Minutes of the Meeting as submitted, J. Weston seconded the motion as stated; the motion passed with 4-favorable votes of the attending Members and 1-abstained vote by J. Funk who was not in attendance.

Discussions

1. Mark Warren, Willowgrass Lane Subdivision Approval

D. Tumas explained that the Town Assessor had questioned the approval status on the subdivision and the road.

Following review of the Staff Report, Board Members discussed what recourse, if any, the Board would have to compel compliance with the original conditions of approval and if there were an effective remedy available to the Town.

Board Members agreed by consensus to get a legal opinion on the matter before proceeding and requested that a chronology of events is compiled from the file with minutes of the meetings.

Board Members agreed to revisit the matter once Town Counsel has provided an opinion and discussions were concluded.

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2. Zoning Ordinance – Table of Uses: Review and approval of the Commercial Land Use Survey

Members were provided a copy of the 2010 US Census Data for the Gilmanton Demographics for informational purposes.

Members were also provided a list of local business that are registered with the NH Better Business Bureau.

Upon review of the Table of Uses Survey, 2nd Draft, the following recommendations were made:

- Page 1: Add additional language inviting residents to the discussions following completion of survey.
- Page 1: Add a definition for: Low Impact Business; Industrial Development; and Commercial Development.
- Page 1/Opinion: Add a question of importance for “Commercial Development”, placing the question first in the “Opinion Box”.
- Page 1/Opinion: Remove “environmentally sensitive”
- Page 2/Attract: add examples of Tourist related business and health practices.
- Page 2/Should the Town: add the word, “more” after, “Encourage” on the first two line items

Announcement of the survey will be advertised in the Suncook Valley Sun and the Laconia Daily Sun as well as on the Town Webpage, I.W. & Corner Post Offices. The survey will be available on Survey Monkey and in print, at the Town Offices, Corner & Year Round Library.

N. Girard called for further comments. Hearing none, entertained a motion to approve the Table of Uses Survey.

J. Funk moved to approve the Table of Uses Survey as amended; M. Martindale seconded the motion as stated; the motion passed unanimously.

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

Correspondence

1. (416-20) BMMC Contractor Yard – Revocation of Site Plan Approval - Update

The Board received a copy of the letter sent to Mr. Benson confirming that the Board revoked the Site Plan Approval and reiterating that the property can no longer be used as a Contractor Yard without written approval from the Board.

The letter also outlined additional steps that would be taken for failure to comply and continued use of the property as a Contractor Yard.

Updates on the matter will be provided as they become available.

Having nothing further, discussions were concluded.

2. Development Activity in the Lakes Region – 2012 Annual Report

The report was provided for informational purposes.

3. Economic Benefits of Protecting Healthy Watersheds: A Literature Review

The report was provided for informational purposes.

Unscheduled Business

No unscheduled business came before the Board.

Adjournment

N. Girard called for further discussions. Hearing none, entertained a motion to adjourn.

J. Funk moved to adjourn at 8:00 pm, M. Martindale seconded the motion as stated; the motion passed unanimously.

Respectfully submitted,

Desiree Tumas
Administrator