



*Town of Gilmanton, New Hampshire*  
**Planning Board**  
**Academy Building**  
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**Approved: 11/10/2011**

Desiree Tumas, Administrator  
Mark Fougere, Town 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 Site Walk**  
**November 05, 2011**

**PB Case #1211 – Property Owner, Brandon Deschuiteneer (Tax Map 405, Lot64)** – has applied for a Site Plan Review in which he seeks approval for a contractor yard and landscaping business at his residence in the Rural Zoning District. Said property is located at 296 Sargent Road, Gilmanton. The Planning Board has scheduled and will conduct a Site Walk on Saturday, November 5, 2011, beginning at 9:00 am.

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**Attending Members:** Nancy Girard, Chair; John Funk, Vice-chair; Rachel Hatch, Select Rep.; Dan Hudson, Member, Marty Martindale, Member; Desiree Tumas, Administrator. Absent the site walk were Jacqueline Heath, Alternate Member; David Russell, Member; and John Weston, Member

Brandon Deschuiteneer and his wife Andrea were in attendance and following introductions, the Site Walk began at 9:05 am.

B. Deschuiteneer explained one of the two buildings had been removed already. The remaining shed will be removed from the present location and as shown on the proposed site plan the two buildings will be replaced with a single building/barn.

The Board briefly discussed the type of shared access B. Deschuiteneer has with Abutter, D. Thompson. There is a driveway off of Sargent Road to the dwelling and an additional egress along the property line which is a shared with his neighbors.

It was explained that the egress is by mutual agreement and is not a deeded access. B. Deschuiteneer explained, once development is complete he could place boulders at the property line to block access, if necessary.

The proposed building/barn will be used for the storage of equipment and supplies. It is also proposed that the building/barn will have access on two sides to allow the truck/trailer to enter and exit the building without the need for turning access.

B. Deschuiteneer explained where he is proposing additional parking for two employees a concrete storage containment area for sand in the winter and mulch in the summer.

The Board and B. Deschuiteneer discussed that the sand stored on site would contain some salt to keep the sand from freezing. B. Deschuiteneer agreed to use a concrete base to contain the sand and mulch.

The Board briefly discussed without conclusion the use of stones or a retaining wall to stabilize the entrance area along Sargent Road. Following satisfactory review of the site, N. Girard thanked B. Deschuiteneer and his wife for attending the site walk and for the presentation of the proposed development.

Respectfully submitted,

Desiree Tumas  
Administrator