



Planning Board
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Approved: January 10, 2013

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 **December 13, 2012**

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

Attending Public Dana P. Twombly, Bob Dow, Steve Chmielecki, Rich Bakus, Judith Bakos.

Open Meeting

Call to Order @ 7:00 pm
Introduction of Board Members
Explanation of Meeting Procedures

Approval of Minutes

1. November 08, 2012 – Regular Meeting

R. Lavin moved to approve the November 8, 2012, the regular meeting Minutes of the Minutes as presented, W. Ogni seconded the motion as stated; the motion passed with a favorable 5-0 vote.

2. November 08, 2012 – Work Session

W. Ogni moved to approve the November 8, 2012, work session Minutes of the Meeting as presented, J. Weston seconded the motion as stated; the motion passed with a favorable 5-0 vote,

3. December 01, 2012 – Site Drive-thru SLD

J. Weston moved to approve the December 1, 2012, Site Walk Minutes as amended, W. Ogni seconded the motion as stated; the motion passed with a favorable 5-0 vote

Discussions

1. Dannie Gullage (127-27 & 26) 323 NH Rte 140 - Stone Masonry business

D. Tumas explained after completing the application with D. Gullage a Technical Review Meeting was scheduled on November 26, 2012. D. Gullage did not attend the technical review nor did he contact or notify the Planning Office that he would be unable to attend.

D. Gullage was notified by phone call and email that he missed the meeting and needed to reschedule the technical review in order to move forward with the application. It was also explained in the email that if technical review was not scheduled it was important to attend the Planning Board meeting to provide reason for not attending the technical review.

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While out on other site visits, D. Tumas stopped by the proposed operation site and noted the operation was not located on the abutting vacant lot (26) as stated by the Applicant and depicted on the submitted plan, but was clearly visible along the driveway of the developed lot (27)

Following Board review of the photos provided, the Board requested a letter be drafted offering one more opportunity to conduct the technical review. The Board will revisit discussions pending the outcome of the additional attempt to process the application.

D. Tumas will draft a letter and forward to N. Girard for approval prior to sending.

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

2. Gilmanton Annual Report for 1992; Article 18

D. Tumas explained to the Board she had received an application for a single lot subdivision on Bingham Road. It was noted that the portion of Bingham Road beyond the driveway of (418-5) 51 Bingham Road was still a private road.

The area of road in question was approved by the Road Agent as a Class V Road. The Board of Selectmen pursuant to Article 18 accepted the remainder of Bingham Road as a Class V Town Road.

3. Technical Review: Nov. 26, 2012 (418-5) Minor Subdivision/51 Bingham Road

D. Tumas explained she has an application for a single lot subdivision on Bingham Road. The proposed subdivision meets all the zoning requirements and is seeking a single waiver from Section VII A-5.

Photos of the site were provided to the Board for review. Upon review D. Tumas asked if the Board would like to schedule a site walk.

Board Members scheduled a Site Walk on December 15, 2012, at 9:00 am.

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

4. Copp Road/Hottel Cell Tower Update

D. Tumas explained the cell tower was complete, Verizon Wireless is located at the second tier and it is expected that service will be fired up within 2 weeks. AT&T is contracted to locate on the top tier and they have yet to install the equipment. There is no other information available regarding when AT&T might locate the equipment. Additional information will be provided when available.

5. NH Legislative Update

Copy of the NH Legislative Update was provided to the Board for informational purposes.

Correspondence

1. Cheryl Sanborn

D. Tumas explained she has received several complaints that have been addressed follow discussions with the Board.

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Due to the number of complaints that have resulted in no violation being found; it was recommended that complaints should be filed with the BOS with photo evidence of the perceived violation. The BOS review the complaints and if necessary send out the Building Inspector to view the site.

It was explained to Mrs. Sanborn that the Planning Board was a regulatory board and make the determination of approval or denial certain land use applications. The Building Inspector is the enforcement department at the direction of the BOS.

The most recent complaint had questions related to the approval. D. Tumas seeks the Boards approval to reply to the questions and reiterate the course of action in the future.

The matter was discussed and Board Members agree the complaints should go through the BOS.

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

Unscheduled Business

1. Sawyer Lake District – Drive-thru

N. Girard called for unscheduled business to be discussed.

Attending members of the public are from the Sawyer Lake District and would like information about the site drive thru on December 1, 2012.

N. Girard explained one of the Selectmen questioned the Board about the Zoning Ordinance restricting the camping in the district. Residents of the SLD brought the matter up with Selectmen.

N. Girard wanted to make clear that the Planning Board has no intentions of changing the existing ordinance. The ordinance was petitioned by the residents of SLD and voted favorably by the Town.

It was further explained that during the drive thru, it was noted that septic systems of many lake front property lacking a “candy cane” vent. Water quality is always a concern and in that, the Planning Board would like to meet with Residents of the SLD over the summer to discuss septic evaluation waterfront homes.

Also entertained during previous discussion were possible reduction of the setbacks to allow development. Similar to the existing development.

B. Dow explained the background of the 1996 petition warrant article restricting the camping to existing permit holders in 1996. It was noted that the SLD would support evaluation of the septic systems in the SLD.

Additionally noted was DES has been evaluating waterfront property to possibly create a ways to safeguard the water quality of NH Lakes.

W. Ogni suggests the Town divide un-auctioned property amongst abutters with a tax incentive to accept the property.

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Following additional discussions regarding the number of year-round residents and seasonal residents; discussions concluded with all agreeing to a meeting over the summer with the BOS, PB and ZBA.

N. Girard called for further discussion. Hearing none, the thanked Members of the SLD in attendance and discussions were concluded.

2. Annual Report

N. Girard was provided a copy of the last Annual Report for updating.

Board Members updated the information. Printed copy will be available for signature at the Bingham Road Site Walk scheduled on Saturday morning.

N. Girard called for further discussion to come before the Board. Hearing none, entertained a motion to adjourn and begin the work session meeting directly following adjournment of the regular meeting.

Adjournment

W. Ogni moved to adjourn the meeting at 8:25 pm, J. Weston seconded the motion as stated; the motion passed with a favorable 5-0 vote.

Respectfully submitted,

Desiree Tumas
Planning Administrator