



**Town of Gilmanon, New Hampshire
Planning Board**
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Wayne Ogni, Chair
Marty Martindale, Vice Chair
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Roy Buttrick, Member
John Weston, Member
Justin Caldon, Member
Steve McCormack, Alternate
Steve McWhinnie, Selectmen Rep
Mike Jean, Alt Select Rep
Louise Knee, Planning Admn
Mark Fougere, Certified Planner

AGENDA
Thursday – June 9, 2016
7:00 pm at Academy Building

ROLL CALL

I. PUBLIC HEARINGS

- 1. Application #702-2016 Lot Line Adjustment** submitted by Bryan Bailey, LLS, to adjust approximately 10 acres from 106-acre-property owned by Kathleen & Gary Brooks at 244 NH Rte 140 on Map 413 Lot 095 in the Rural Zone and add approximately 10 acres to 9.94 acre-property owned by Christopher Gamache & Kristina Toth at 150 NH Rte 140 on Map 413 Lot 096 in the Rural Zone. **Result:** Lot 095 to become approximately 96 acres and Lot 096 to become approximately 20 acres.
Application withdrawn per request of the Applicants
- 2. Application #202-2016 Change of Use** submitted Sue Welch of Musette Realty, LLC, as per original approval for the three-unit commercial building, to change one tenant from a children's day care to a tenant for a dog care center at 136 NH Rte 106, Map 421, Lot 018 in Business Zone on 4.45 acres. *Site Walk scheduled for 6/9/16 at 6:30 PM*
- 3. Application #601-2016 Conditional Use Permit** submitted by Brittany Maia to operate The Chic Dog Hotel, LLC, a dog care center [defined as a kennel in the Zoning Ordinance] of up to 45 dogs at 136 NH Rte 106, Map 421, Lot 018 in Business Zone on 4.45 acres. *Site Walk scheduled for 6/9/16 at 6:30 PM*

II. CONCEPTUAL CONSULTATION

- 1. Application #501-2016 Minor Subdivision** submitted by Michael Wilson to create a five-acre lot from the 27 acres of Lot 020 in Map 416 located at 1955 NH Route 140 and currently owned by Dorothea Harmon
- 2. Application #402-2016 Site Plan Review** submitted by Michael Wilson to construct a 5,000 SF building that will be combined Commercial and Residential with three garage bays and retail space on lower level and 4 apartments on the second floor on the new lot created at 1955 NH Rte 140, Map 416, Lot 020-001(?) located at 1955 NH Route 140 and currently owned by Dorothea Harmon

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NOTE:

- All persons addressing the Board must state their name and address
- Public comment limited to three (3) minutes per person
- Abutters have first opportunity to address the Board
- Repeat comments not necessary – can just note agreement or disagreement
- Addressing the Board a second time is at the discretion of the Chair

III. CONCEPTUAL CONSULTATION (continued)

3. **Application #502-2016 Minor Subdivision** submitted Charles Umanita to divide a 20-acre parcel into 2 lots at 293 Crystal Lake Road, Map 111 Lot 003 currently owned by Charles & Rose Umanita

IV. UPCOMING BUSINESS

V. OTHER BUSINESS

1. Voluntary Lot Merger processed for Map 419 Lots 063 + 064 located on Province Road and owned by Lawrence Stanford
2. Rules of Procedure – update
3. Capital Improvement Plan (CIP) - update

VI. MINUTES: 05/12/2016

VII. CORRESPONDENCE:

Respectfully submitted,
Wayne Ogni, Chairman