



**Town of Gilmanton, New Hampshire
Planning Board**
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Wayne Ogni, Chair
Marty Martindale, Vice Chair
Bill Mahoney, Member
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 – July 14, 2016
7:00 pm at Academy Building

ROLL CALL

I. PUBLIC HEARINGS

1. **Application #703-2016 Lot Line Adjustment** submitted by Bryan Bailey, LLS, to adjust approximately 2 acres *from* Map 421 Lot 001-001 (7.1 acres in the RU Zone) *to* Map 421 Lot 001 (14.1 acres in the Business Zone). Both Lots owned by **Wayne & Melanie Burgess** and located on Allens Mill Road. **Result:** Lot 001-001 to become 5.1 acres and Lot 001 to become 16.1 acres.

II. CONCEPTUAL CONSULTATION

1. **Gary Anderson** – potential used car business at 136 NH Rte 106 , Map 421, Lot 018 in Business Zone

III. UPCOMING BUSINESS

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
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

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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

IV. OLD BUSINESS

1. Appeal Period expiration – Signatures for recordation

- **Application #202-2016 Change of Use** submitted Sue Welch of Musette Realty, LLC, for a dog care center at 136 NH Rte 106, Map 421, Lot 018 in Business Zone
- **Application #601-2016 Conditional Use Permit** submitted by Brittany Maia to operate The Chic Dog Hotel, LLC, a dog care center of up to 45 dogs at 136 NH Rte 106, Map 421, Lot 018 in Business Zone.

V. OTHER BUSINESS

1. **Rules of Procedure** – certification
2. **Capital Improvement Plan (CIP)** - update
3. **Right-to-Know Request** submitted by Brenda Currier at 6/9/2016 meeting – update
4. **Zoning Ordinance 2017 proposed amendments** – update

VI. MINUTES: 06/09/2016

VII. CORRESPONDENCE:

Respectfully submitted,
Wayne Ogni, Chairman