



APPROVED

## Board of Selectmen Town of Gilmanton, New Hampshire

6 Meeting

7 April 12, 2018

8 1:00 pm. – 518 Province Rd aka “Gilmanton Café” – Site Walk

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10 **Present:** Chairman Stephen McWhinnie, Selectman Marshall Bishop, Selectman Michael  
11 Wilson, Town Administrator Heidi Duval, Road Agent Paul Perkins, Police Chief Matthew  
12 Currier, Police Officer Roy Roberts, business owners Robert Ronstadt and Rebecca Ronstadt and  
13 business Manager.

14 *This site walk was not audio recorded.*

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16 1:20 pm Chairman McWhinnie opened the meeting and took attendance of those present and  
17 voting (Chairman McWhinnie, Selectman Bishop and Selectman Wilson).

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19 **Description of matters discussed and final decisions made:** The Selectmen met with business  
20 owners and manager of 518 Province Rd aka “Gilmanton Café,” the Road Agent and Police  
21 Chief to view and discuss options for potential outdoor seating and parking at the property, as the  
22 proposed use appears to be beyond the property line and within the town road/ town right-of-way  
23 of Currier Hill Rd. It was noted that the Fire Chief was unable to attend but had already visited  
24 the property and determined the proposed use did not pose a safety issue for Fire Department  
25 emergency services. Discussion included location of large flower planters to block off the seating  
26 area, the Road Agent expressed concern over permanent blocks on the uphill westerly edge of  
27 seating due to plowing, it was noted that the flower pots would be removed in the winter months.  
28 It was noted that dining seating would be located to the right of the front lamppost, and parking  
29 would begin further to the right at the junction of the main building and right-hand side addition.  
30 It was determined that the best way to control the flow of traffic on Currier Hill Rd would be to  
31 paint lines, which would direct traffic uphill (northeast) to exit onto NH Rt 107/ Province Rd,  
32 versus traffic cutting through to the lower intersection of NH Rt 107 and NH Rt 140. The Police  
33 Chief felt this would adequately and efficiently address the traffic flow. The Road Agent noted  
34 he has already ordered “STOP Ahead” signage to be placed near the 9 Currier Hill Rd for this  
35 unique intersection. Selectman Wilson proposed placing landscape blocks, which could be  
36 fabricated with the appearance of fieldstone or similar aesthetics, surrounding the lower,  
37 southeast corner of the space, which would protect from potential motor vehicle accidents and  
38 block misuse of the corner from motor vehicles in the NH Rt 107 and NH Rt 140. The Town  
39 Administrator noted that while the Board of Selectmen are tasked with authorizing use of town  
40 property, the business needed to complete all necessary application processes with the Historic  
41 District Commission, Zoning Board of Adjustment and Planning Board. The business owners  
42 stated they had completed their process with the Historic District Commission and had an  
43 application being heard at the next Zoning Board of Adjustment’s meeting. There was discussion  
44 on any liability to the town or business owner for the placement of planters or any obstruction  
45 within the right of way, any liability to the town for allowing use of town space, and if a lease  
46 was necessary (*one year maximum allowed to be handled by the Board of Selectmen, longer*

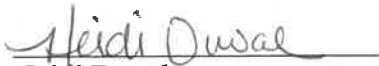
leases would need to be approved at Town Meeting). The Town Administrator would contact the Town insurance provider and Town Counsel on these concerns.

There was a general consensus of the Board of Selectmen that the Board would conditionally agree to the use, dependent on confirmation of legal and liability concerns, and successful completion of all necessary Town Board and Committee approvals as discussed.

**Adjournment:** On a Motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted unanimously to adjourn at 1:55 p.m. (3-0 Voice Vote – Chairman McWhinnie-yes, Selectman Bishop -yes, Selectman Wilson – yes).

*This site walk was not audio recorded.*

Respectfully Submitted,



Heidi Duval  
Town Administrator

**Approved by the Board of Selectmen**



Chairman Stephen P. McWhinnie



Selectman Marshall E. Bishop



Selectman Michael J. Wilson