



Town of Gilmanton, New Hampshire
Gilmanton Planning Board

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Michael Jean, Chair
Gary Anderson, Vice Chair
Gabriel Jerome, Member
Roy Buttrick, Member
R.J. Ilg, Member
Shane Bruneau, Member
Steve McCormack, Alternate
Marshall Bishop, Selectmen Rep
Michael Wilson, Alt. Selectmen Rep
Mark Fougere, Certified Planner
Bre Daigneault Planning Admin

Minutes of September 13, 2018

APPROVED

Roll Call

Chairman Michael Jean called the meeting to order at 7:01 p.m. Member Gabriel Jerome, Member Roy Buttrick, Selectmen Representative Marshall Bishop, Chair Michael Jean, Member Shane Bruneau (arrived at approximately 7:20), Certified Planner Mark Fougere, and Planning Administrator Bre Daigneault were present at this meeting. It was noted ahead of time that Vice Chair Gary Anderson would not be in attendance. Twelve members of the public were present.

PB Case #WTF2018-1000: The representative of Industrial Tower and Wireless, LLC (ITW), Kevin Fadden, joined by Kevin Delaney and Rick Voci, started the presentation to seek a conditional use permit and site plan approval for a wireless cell tower, located on land of Charles Price, Map 415 and Lot 27. Mr. Fadden recapped the past year's chain of events which led to an amendment of the zoning ordinance to allow for a wireless tower by town vote in March of 2018. A review of the coverage map on the Route 140 corridor was given. Mr. Fadden proposes a 25' wide easement running across the Price land to the tower location. The easement would contain a 12' wide gravel access road, approximately 1,400 feet long and would require a DOT driveway permit. Member Roy Buttrick discussed potential drainage and run off issues. Drainage and runoff is detailed in the application and there did not seem to be any foreseeable issues. Chair Michael Jean inquired about balloon testing. Mr. Fadden explained the process of raising a red balloon 140' in the air at the proposed site of the tower. Discussion was made as to potential dates and times. Photos of the balloon would be taken at various points in the community to see potential effects to the skyline the tower may pose. Selectman Rep. Marshall Bishop asked the property owner, Mr. Charles Price, his thoughts on the project. Mr. Price feels the tower would be an asset. Many neighbors are in favor, as well. Chair Jean mentioned a letter was sent to the Board by neighbor Rachel Hatch in favor of the tower. Planner Mark Fougere suggested the time for balloon testing be early in the day to avoid wind. It was decided the test would be scheduled for Saturday, September 29th between 8am and 10am with a rain date for the following Saturday, October 6th between 8am and 10am. Member Shane Bruneau inquired if there would be a dish on the tower and how many carriers will be on the tower. Kevin Delaney, of ITW, stated there would be five carriers. Chair Jean opened the floor for any members of the public to voice questions or concerns. Mr. Marty Martindale inquired to access and turn around for fire department personnel and equipment.

Mr. Fadden confirmed a 15' by 30' turnaround at tower location would allow for room. Mr. Marc McNamara of 26 Secord Rd, a neighbor of an abutter, inquired as to the noise produced from the generator, as well as the electrical magnetic radiation emanating from the tower, possibly effecting surrounding livestock and people. Mr. Fadden said the decibel levels of the generator are quite low and he will submit that information to the Board. Part of the submission to the Board contained information as to the safety and health concerns of the tower. Mr. McNamara was provided a copy of the submission and it was decided by the Board, the application and submittals would be posted on the Planning Board webpage to be open for public viewing. It was confirmed, the balloon test would be performed on September 29th, with October 6th as the rain date. ITW would be placed on the agenda for the Planning Board meeting on October 11th to review the testing. Member Roy Buttrick made a motion to table the case until October 11th. It was seconded by Selectmen Rep. Marshall Bishop. **Motion passed on a vote of 5-0.**

PB Case# SDM2018-502: Ron Johnson, acting as the representative for Joshua Robert Landry and Min Kyung Kang, made the presentation of a minor subdivision for their property located on 115 Shellcamp Rd, Map 420 Lot 042. The parcel contains 34.26 acres. The request is to subdivide two residential lots consisting of 5.09 acres and 5.04 acres, both meeting the required 200' of road frontage. The original lot would be left with 24.13 acres. Discussion was made if the applicant would need preapproval for driveway permits. It was decided the site line was good, so no preapproval for the driveways would be necessary. Planner Mark Fougere recommended accepting the application. Member Roy Buttrick made a motion to accept the application, seconded by Member Shane Bruneau. **Motion passed on a vote of 5-0** Mr. Johnson requested a waiver on topo and wetlands on the large lot. Selectmen Rep. Marshall Bishop made the motion to accept waiver, seconded by Member Roy Buttrick. **Motion passed on a vote of 5-0.**

Chairman Jean suggested approving the application with the following conditions, as recommended by Planner Mark Fougere: Test pits be performed on the two subdivided lots, proper Map and Lot numbers be assigned, and have the pins set prior to recording. Motion was made by Member Roy Buttrick, seconded by Selectmen Rep. Marshall Bishop. **Motion passed on a vote of 5-0.**

PB Case #CC2018-302: Property owner, Paul Osborne, came before the Board to discuss the possibility of a detached accessory dwelling unit (ADU) on his property located at 53 Seibel Rd, Map 414 Lot 009. His intention is to construct a detached garage with living area above on its own septic and well. Planner Mark Fougere clarified the ordinance as to the allowance of detached ADU's. In 2017 the Board proposed to allow detached ADU's and it was accepted by vote on Town Warrant. Discussion was made by the Board members as to the size allowance of ADU's to include garage area or living area only. Planner Mark Fougere feels the size restriction is for living area only. Member of the audience, Marty Martindale, commented and agrees, the size does not include the garage or unfinished areas. A motion was made by Chair Michael Jean

APPROVED

to clarify interpretation of the Town ordinance with the Building Inspector, seconded by Selectmen Rep. Marshall Bishop. **Motion passed on a vote of 5-0.**

Other Business

Master Plan Discussion

Planner Mark Fougere presented a color coded land use map, depicting the use of each lot in the Town. The final draft will be ready for the next Planning Board meeting.

Other

A joint meeting with the Zoning Board of Adjustments was discussed. It was decided to request the meeting for the day of the next scheduled Planning Board meeting.

Minutes of August 9, 2018

Selectmen Rep. Marshall Bishop made the motion to accept the minutes of August 9, 2018 as submitted. Member Gabriel Jerome seconded the motion. **Motion passed 3-0.** Members Roy Buttrick and Shane Bruneau abstained as they were not present.

Correspondence

Board members discussed upcoming training sessions hosted by the NHMA. Members agreed the session on Saturday, October 20th would be beneficial.

Members wish to request a review of PB Case #SPR2017-403 at the next Planning Board meeting. Planning Administrator, Bre Daigneault, was asked to contact the applicant, Rebecca Ronstadt, to discuss any updates to her plans.

Adjournment

Selectmen Rep. Marshall Bishop made the motion to adjourn at 8:37 p.m. Member Roy Buttrick seconded the motion. **Motion passed 5-0.**

Respectfully Submitted

Bre Daigneault, Planning Administrator

Authorized by


Chairman Michael Jean

Date:

10/11/2018