

Town of Gilmanton, New Hampshire
Gilmanton Planning Board
Academy Building, 503 Province Road
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Gilmanton, New Hampshire 03237
planning@gilmantonnh.org
Phone: (603) 267-6700 – Fax: (603) 267-6701

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
Mark Fougere, Certified Planner
Diane Marden Planning Admin

Minutes of August 10, 2017

Roll Call

Chairman Wayne Ogni called the meeting to order at 7:00 p.m. Vice Chairman, Marty Martindale, Alternative Selectmen's Representative Michael Jean, Member Bill Mahoney, and Planning Administrator Diane Marden were present at this meeting. Member Justin Caldon, Roy Buttrick, Alternate Member Steve McCormack, Member John Weston, and Town Planner Mark Fougere were not present at this meeting.

Members of the Public included: William Joyce of Baxter Owen, LLC, and Brian Crockett of Allied Surveying; Laurie Wyman and Tim Bernier of T.F. Bernier, Inc.; Steve Owens, Sarah Baldwin-Welcome, Paula Gilman, Thom Dombrowski, and Michelle Descoteaux.

Minutes of July 13, 2017

Marty Martindale made the motion to accept the minutes of July 13, 2017. Bill Mahoney seconded the motion. ***Motion passes 3-0.*** Alternate Selectmen's Representative Michael Jean abstains as he was not present at the July 13, 2017 meeting.

CONSULTATION

Chairman Ogni read aloud the first item on the Agenda. “ **Application # CC2017-306 Stephen & Kristie Owens to discuss plans to create a space in their existing building for the purpose of a localized Farmers Market location for Gilmanton's Own to be located at 396 NH RT 140 on Tax Map 127-012 (.365 acres) in the Light Business District Zone.**” Mr. Ogni asked who would like to speak to this.

Mr. Stephen Owens stood up along with Sarah Baldwin-Welcome. Ms. Welcome stated she is present in support of Stephen Owens who has been kind enough to allow use of his space for the Gilmanton's Own Farmer Market.

Chairman Ogni stated the septic has gone in over there, and a site plan will be needed.

Vice Chairman Marty Martindale stated he looks forward to seeing the site plan. Chairman Ogni read over the comments made by departments throughout town noting that the Historic District & Zoning Board comments were questioning if the parking is too close to the creek? Also, does the building meet code for a retail establishment? No other comments were made relative to this property. Mr. Ogni stated we are going to need to see a site plan, and we will need to review everything, including things inside as well as outside.

There was discussion amongst members and Stephen Owens. Chairman Ogni suggested that Mr. Owens check with the State of NH relative to retail establishment codes etc. Chairman Ogni stated you will need an interior building permit to put up any walls etc. Stephen Owens stated he did not want any parking in front of the building, and would like some sort of barrier there and wanted to know what would be acceptable. Chairman Ogni stated that would be addressed by State of NH DOT-Gilford, NH District Office.

Steven Owens talked about a sandwich sign so they can take the sign in and out when needed. Chairman Ogni recommended speaking with Annette Andreozzi the Land Use Administrator regarding what permits you will need, speak with the State, and NH DOT. Mr. Owens and Gilmanton's Own Farmers Market group left the meeting.

APPLICATIONS

Chairman Ogni read aloud the second item on the Agenda. **"Application # SDMIN2017-502 William Joyce of BaxterOwen, LLC to present his plan for a Minor Subdivision on Tax Map 410-47 (219 acres) into two (2) lots located on Sawtooth Road/Middle Route in the Rural Zone. Agent: Brian Crockett of Allied Surveying Inc."** Mr. Ogni asked who would like to speak on this application.

Brian Crockett of Allied Surveying Inc. the Land Agent for Mr. William Joyce approached the board. Chairman Ogni read aloud the concerns of the Conservation Commission, the Town Planner Mark Fougere, and other departments having no concerns. Mr. Crockett stated Mr. Joyce has road frontage on both Sawtooth Road of 259 ft. on the Class V Road 185ft. non-classified road frontage, and 1,843 ft. frontage on Middle Route. Mr. Crockett stated most of the property is naturally wet, and neither lot can access one another because it is so naturally wet there. Mr. Crockett stated we divided in half through the center of the water. Mr. Crockett estimates approximately 16 acres of pond/water area and another 10 to 15 acres surrounding the pond that is wet area. Chair Ogni stated he does not have a problem with any of the subdivision plan.

Vice Chairman Marty Martindale made the motion to accept the application as complete. Member Bill Mahoney seconded the motion. ***Motion passes 4-0.***

VC Marty Martindale made the motion to approve the waivers. Bill Mahoney seconded the motion. ***Motion passes 4-0.***

VC Marty Martindale made the motion to approve the subdivision of BaxterOwen LLC. Bill Mahoney seconded the motion. ***Motion passes 4-0.***

Application #LLABLA2017-704 Lot Line Adjustment by Laurie Wyman (Tax Map 415 Lot 54) 100 acres on 103 Stone Road & Thomas & Debra Buckingham (Tax Map 415 Lot 55) 59 acres located at 169 Stone Road both in the Town of Gilmanton, NH. Tax Map 415 Lot 54 will transfer 85 acres to Tax Map 415 Lott 55. The remaining area for Tax Map 415 lot 54 will be 15 acres total and the new acreage for Tax Map 415 Lot 55 will be 144 acres. Both properties are in the Rural Zone.

Chairman Ogni asked who is present to representing the applicant. T.F. Bernier both lots currently have homes on them. The purpose of the lot line adjustment is so Mr. & Mrs. Buckingham do not lose their view.

Selectmen's Rep. Michael Jean made the motion to accept the application as complete. Bill Mahoney seconded the motion. ***Motion passes 4-0.***

VC Marty Martindale made the motion to approve the applicants request for waivers. SR Michael Jean seconded the motion. ***Motion passes 4-0.***

SR Michael Jean made the motion to approve the application for LLABLA2017-704. VC Marty Martindale seconded the motion. ***Motion passes 4-0.***

Master Plan Survey Discussion

Chairman Ogni stated we will be sending out a survey sometime in early October. Town Planner Mark Fougere spoke to UNH but they are too busy to do the survey. Planning Board members reviewed the survey questions Mark Fougere had prepared. Planning Administrator Diane Marden presented a survey she designed to mail out to Gilmanton residents using Mr. Fougere questions and EDDM postage with the USPS. Chairman Ogni stated she had done a nice job, VC Marty Martindale gave her "kudos for a job well done". Ms. Marden thanked them. SR Michael Jean suggested checking with the State of NH – Printing Services to see if they could print the piece reasonably. Ms. Marden stated she would do that.

Chairman Ogni made the motion to use Ms. Marden's survey design, having Planner Mark Fougere's survey question. SR Michael Jean seconded the motion. ***Motion passes 4-0.***

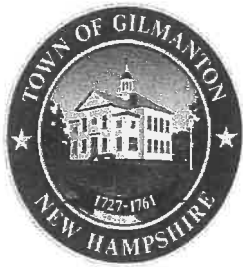
Adjournment

SR Michael Jean made the motion to adjourn at 8:10 p.m. VC Marty Martindale seconded the motion. ***Motion passes 4-0.***

Respectfully Submitted
Diane Marden, Planning Administrator

Authorized by Marty Mantile v.c. Date: 11/9/17
Wayne Ogni, Chairman

APPROVED



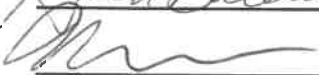
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ATTENDANCE SIGN-IN

Thursday, 8/10/2017

PRINT

ADDRESS

William Joyce	156 Anderson Rd.
Tim Bernier / T.F. Bernier Inc.	50 Pleasant St Concord
Brian Crockett	84 Province Rd Gilman
John Balaban-Welch	113 Pancake Hce Gilman
	317 Loon pond Rd Gilman
Steve Owens	399 NH Route 140 Gilman
Laurie Wyman	103 Stone Rd Gilman
Paula Gilman	50 Hawkins Lane Lower Gilman
Thom Dombrowski	50 Hawkins Ln Lower Gilman