



Town of Gilmanton, New Hampshire
Gilmanton Planning Board
Academy Building, 503 Province Road
PO Box 550
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 March 9, 2017

ROLL CALL

Chairman Wayne Ogni called the meeting to order at 7:00 p.m. Vice Chairman Marty Martindale, and members Justin Caldon, Roy Buttrick, Steve McCormack, John Weston were present. Recording Clerk/Planning Administrator Diane Marden was also present, and Selectmen's Representative Steve McWhinnie was absent at this meeting.

Minutes of February 28, 2017

Chairman Ogni asked for any changes, errors or omissions from the minutes of February 28, 2017. Steve McCormack asked that "continued to" be removed from line 18 as it is not needed. Record Clerk/Planning Administrator Diane Marden stated she had corrected Britney Myers name throughout the document to the correct spelling Brittany Maia. Mr. Ogni stated if there are no further changes he would entertain a motion to accept the minutes of February 28, 2017.

Vice Chairman Marty Martindale made the motion to accept the minutes of February 28, 2017 as amended. Steve McCormack seconded the motion. ***Motion passes 7-0.***

Subdivision continued from February 28, 2017

Chairman Ogni stated the Middle Route subdivision will be kept on the Agenda until Jeff Green comes in with his approvals from the State. Mr. Ogni stated he does have a written copy of the Conservation Commissions meeting minutes with their suggestions. Ogni read the following from the Conservation Commission minutes of February 8, 2017:

Chairman Tarr stated the GCC has received notification from the Planning Board relative to a subdivision application that will be presented at the Planning Board meeting on February 9, 2017 on Middle Route. Ms. Tarr explained this application does have a considerable amount of wetlands on the property, and will need to have a wetland crossing.

(Conservation Commission minutes of February 8, 2017 Continued Discussion)

Chairman Tarr stated she believes this will need a site walk of the property. Ms. Tarr stated the lots do look tight, and they should be reviewed carefully for the 2 acre continuous per building lot. Ms. Tarr stated Jeff Greene the land agent did a great job with the map and outlining everything stating she does appreciate that.

Chairman Tarr stated any comments should be placed in the minutes relative to this subdivision so that the Planning Board is aware of our concerns. Dick de Seve stated he would really like to see the wetlands stamp on the plan, and normally DES will kick it back without one. Chairman Tarr stated she agrees with the Town Planners suggestions.

Justin Caldon commented stating he had spoken to the applicant and he has not received anything from the State as of yet. Chairman Ogni stated that is fine Mr. Green can be kept on the agenda until his approvals are in. Mr. Ogni stated the Conservation Commission basically had the same comments as our Certified Planner Mark Fougere. Mr. Ogni stated he does not feel it is necessary to have a site walk on the property.

Vice Chairman Marty Martindale made the motion to continue Case #SDMJ2017-551 property owners Sean McDonald and Brett Barton's application for a Subdivision in which they seek approval to subdivide a 29.42 acre lot into five (5) single family lots on their property located on Tax Map 409 Lot 24. Said property is located on Middle Route in Gilmanton, NH in the Rural zoning district. Land Agent is Jeffrey L. Green Land Surveying Services represents Mr. McDonald and Mr. Barton. Member John Weston seconded the motion. **Motion passes 7-0.**

OTHER BUSINESS

Training

Steve McCormack thanked Recording Clerk/Planning Administrator Diane Marden for emailing training information to board members. Mr. McCormack stated some were outdated, but he found some to be helpful. Ms. Marden stated she had basically thrown a list together, and if some were outdated generally the training is offered yearly and to keep checking back.

Signs

Roy Buttrick suggested working on Sign regulations. Chairman Ogni stated the Planning Board had decided not to do anything about signs in Gilmanton. Mr. Buttrick stated he thought the Planning Board needed to work on Directional Signs inquiring who writes the sign regulations. Chairman Ogni stated the Zoning Board writes the regulations, the HDC in the Village District have their own rules governing signs. Justin Caldon commented that the sign page in the regulations is a bit fuzzy, but they are there.

Roy Buttrick asked who regulates and enforces these sign requirements. Chairman Ogni stated mostly the building inspector, but they are listed in the Zoning Ordinance.

Gilmanton Businesses

Roy Buttrick commented that if we are going to keep businesses in Town we should be working to support their efforts. Steve McCormack commented that we should be looking at how to attract businesses into Gilmanton because it is good for our taxes. Mr. McCormack stated after voting we should look at bringing more businesses into town, and create a small industrial area in town or something. Mr. McCormack stated it should be looked into further. Chairman Ogni agreed with Mr. McCormack. Roy Buttrick stated you cannot attract businesses when they cannot even get up and going with all these standards. Chairman Ogni stated he would review and email the pages on signs from the book to members. Mr. Ogni stated the Farmers should also have the right to have signs to sell their goods.

Gilmanton's Own Farmers Market

Chairman Ogni stated he did write a letter of recommendation for the Gilmanton's Own Farmers Market (see attached). Justin Caldon commented he had spoken to a gentlemen who is an expert on these things. Mr. Caldon stated the Farmer's Market is a business so they will have all the challenges that a Farmer has for a stand as well as the criteria for a business. Mr. Caldon stated they have to have running water, wash stations, and certain washing solutions must be used on certain things as well.

Gilmanton Winery

Chairman Ogni shared the Notice of Decision Recorded on October 19, 2016 at the Belknap County Registry of Deeds by the Zoning Board regarding the Gilmanton Winery. Mr. Ogni stated this is for information purposes only as this is still in litigation. Chairman Ogni stated he will get the sign language out to everyone. Recording Clerk/Planning Administrator Diane Marden asked Mr. Ogni if he wanted a copy of the Notice of Decision in the file, as she had not previously received it for the file from anyone including Annette Andreozzi. Mr. Ogni stated yes, and inquired if I had received a copy of the updated site plan from Ms. Andreozzi. Ms. Marden stated not as of yet. Justin Caldon stated it would be so much easier if our applicants submitted everything in a paper format as well as digital format. Mr. Caldon stated it would save us a lot of time, and move things a bit quicker.

Land Use Clerk

Chairman Ogni discussed his discontent with the interference of the Land Use Clerk who has caused the Planning Board to have two (2) additional meetings. Mr. Ogni took a consensus from the board, and it was determined to send out a letter of "discontent and interference by said land use clerk to the Board of Selectmen."

Adjournment

Vice Chairman Marty Martindale made the motion to adjourn at 7:54 p.m. Roy Buttrick seconded the motion. ***Motion passes 7-0.***

Respectfully Submitted
Diane Marden, Planning Administrator

Authorized by *Marty Martindale* Date: *5/15/17*
~~Marty Martindale, Vice Chairman~~

APPROVED