



Town of Gilmanton, New Hampshire  
**Gilmanton 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  
Mark Fougere, Certified Planner  
Diane Marden Planning Admin

## MINUTES OF APRIL 13, 2017

### Roll Call

Vice Chairman, Marty Martindale called the meeting to order at 7:00 p.m. Selectmen's Representative Stephen McWhinnie, Alternate Steve McCormack, and Member Justin Caldon were present at this meeting. Chairman Wayne Ogni arrived at 7:30 p.m., Members Roy Buttrick and John Weston were not present.

Members of the Public who were present included: Gary Anderson of Bear Investments LLC, Brenda and Brett Currier, Bill Mahoney, and Joe Haas.

### Minutes of March 9, 2017

Vice Chairman Martindale made **a motion to table the minutes** until the next meeting, as Steve McWhinnie had not been present and cannot vote on them, as there is currently only four members present. Steve McCormack seconded the motion. *Motion passes 4-0.*

Vice Chairman, Marty Martindale made the motion to table the **Subdivision Case #SDMJ2017-551** Sean McDonald and Brett Barton will be continued to the May 11, 2017 Meeting. Justin Caldon stated they will be in for the next meeting. Also **Case #IVMUM2017-801 Restoration of Involuntary Merged Lots** property owner Just Another LLC will also be tabled this meeting and moved to the meeting of May 11, 2017. Steve McCormack seconded the motion. *Motion passes 4-0.*

### Conceptual Consultation

Case # **CC2017-303** Gary Anderson of Bear Investments LLC would like to discuss his plans for clearing his lot to the left of the building on Tax Map 421 Lot 18 a portion of his 4.45 acre lot for the purpose of creating additional parking for his business Bear Auto Sales. Said property is located at 136 NH Route 106 and is in the Commercial/Industrial Zone.

Gary Anderson stated he is here in front of the board to discuss his intentions on the property located at 136 NH Route 106. Mr. Anderson stated he has filled out the intent to cut, although he does not think he will meet the board feet required for the permit, and he stated he has been working with DOT to get a temporary driveway permit so he can bring in some fill. Steve McCormack asked if he had any issue with wetlands on the property.

### *Conceptual Consultation Discussion Continued*

Mr. Anderson stated the brook runs along the top portion of the lot. Justin Caldon stated you really should have a wetlands scientist look at it before you start bringing fill onto the property. Mr. Anderson stated he is meeting with a wetland scientist next week, and he will show him the area and let me know how to proceed.

Justin Caldon ask how big the space to the left of the building is? Mr. Anderson stated approximately 1.5 acres. Steve McCormack asked what Mr. Anderson would be doing with the 1.5 acres after it has been cleared. Mr. Anderson stated he would just display cars in the space.. Chairman Ogni stated it would be expansion on the lot, so this will need to be designated on the site plan along with drainage. Mr. Ogni expressed our Certified Planner Mark Fougere has requested that the site plan be updated with drainage.

Gary Anderson explained he is working on expanding as the parking area he had planned for is clogging up fairly quick, but to be frank his priority is to get the business up and running to generate income in order to expand to the left side of the building. Mr. Anderson stated he would pull the correct permits with the Town and the state relative to the driveway areas. Vice Chairman Martindale stated his only concern is that the lower driveway seems to be an accident waiting to happen. Mr. Martindale stated that is his only concern, but if it is permitted and is allowable by the Highway Department and DOT he does not see a problem with it. Mr. Anderson stated he has blocked it off, but individuals are still using it. Mr. Anderson stated it is in the State of NH's right-of-way, but he is planning to plant some shrubs or something to deter individuals from driving in that temporary driveway. Mr. Anderson also stated he plans to clean up the swell as well as it is washing in and clogging the drain.

Vice Chairman Martindale stated he believes he can just sketch it onto the site plan so long as he shows the elevation, and where the water is going. Mr. Martindale stated as far as the other side is concerned at wetland scientist is needed to make sure your not infringing upon any wetlands etc. you should be fine. Mr. Anderson stated he does want to make sure he is doing things appropriately, and he is open to hearing from the board should any complaints come in so he can take care of things. Vice Chairman Martindale stated the board just would like to know what is going on, and the board certainly does not want to slow the project down.

### **Minutes of March 9, 2017**

Vice Chairman Martindale made a **motion to re-open the tabled the minutes** now that Chairman Ogni is present to vote on them. Steve McCormack seconded the motion. Chairman Ogni stated are there any changes to the minutes as there is no mention of Annette Andreozzi in them. Steve McWhinnie stated we cannot use a name. Mr. Ogni stated he wanted a non-public meeting with the Board of Selectmen. Mr. Ogni stated he will not vote on the minutes, and they should be tabled to a later date. Vice Chairman Martindale stated we will at this time leave the minutes tabled until the next meeting.

### **Restoration of Involuntary Merged Lots (re-opened)**

Vice Chairman Martindale made a **motion to re-open** the formerly tabled Restoration of Involuntary Merged Lots **Case # IVLMUM2017-801** now that Chairman Ogni is present to vote on them. Steve McCormack seconded the motion. Annette Andreozzi did comment that it will create an unbuildable lot, with no sewage. Chairman Ogni stated that is fine, but they could then apply for a variance. Brett Currier commented that it should be allowed as they should not have been merged without the property owners permission to begin with. Chairman Ogni made the motion to approve the un-merging of these lots on Tax Map 421-18. Vice Chairman Martindale seconded the motion. *Motion passed 5-0.*

### **Other Business**

#### **Voluntary Lot Merger**

Planning Administrator Diane Marden stated she wanted to let the Planning Board about a lot merger that occurred this week by Graham K. Wilson and Virginia Sapiro located on Tax Map 420 Lots 72 & 73, property address is 566 Loon Pond Road.

#### **Economic Development Committee Re-Established**

Resident Joe Haas introduced himself to the Planning Board, explained he would like to re-start the Economic Development Committee in the Town of Gilmanton. He explained originally he had gone through the Business Directory that the Town of Gilmanton keeps, and sorted out all the business cards that weren't actually doing business in Gilmanton. Mr. Haas stated he then realized more businesses are needed in the Town of Gilmanton, in order to lower property taxes. Currently, Bill Mahoney, Gary Anderson, Amy Russell, and myself are trying to reestablish this committee.

Mr. Haas stated there is a 69 acre lot for sale across from Bear Auto that he would like to see the Town purchase, to allow for more businesses in Town. Mr. Haas stated it is commercial land, and the traffic count of 18,000 per day. Mr. Haas stated that there was some sort of oil spill there, and DOT stated it would not have a driveway off of Rt. 106, but could potentially off of South Road. Mr. Haas would like to get the word out that the Town of Gilmanton would like more businesses in Town. Chairman Ogni stated he has no problem with Mr. Haas getting the word out that the Town of Gilmanton is looking for business to start up in the town.

#### **Board of Selectmen**

Brett Currier addressed the Planning Board stating the Board of Selectmen have not re-appointed Mr. Bill Mahoney for something that was said of a Town Employee. Mr. Currier continued to say but when Nate Abbott attends a meeting and blatantly lies about me, the Board appoints him directly to a board. Mr. Currier stated he finds this suspicious, and the Board of Selectmen can sit at a meeting discussing anyone they choose, yet members of the Planning Board must write a letter of apology to this person. Mr. Currier stated he feels this is just not right. Planning Administrator Diane Marden suggested that Mr. Currier bring his comments to the entire Board

*Board of Selectmen Discussion Continued*

of Selectmen rather than the Planning Board. Mr. Currier stated he wanted to be heard in front of this board, and wants his comments in the minutes of this meeting. Ms. Marden concurred. Mr. Currier stated he does not feel the Planning Board should not be chastized or taken off a board for what looks like political reasons like a vendetta. This should not be happening in the Town of Gilmanton, as people are getting pushed around and I would like it to stop. Mr. Currier thanked the board. weo

**Adjournment**

Vice Chairman Marty Martindale stated for all purposes the Chairman had expressed an interest in meeting with the Board of Selectmen, and he feels should there be no other comments he would like to make the motion to adjourn at 8:05 p.m. Selectmen's Representative Steve McWhinnie seconded the motion. *Motion passes 5-0.*

**Respectfully Submitted**

**Diane Marden, Planning Administrator**

Authorized by

  
Wayne Ogni, Chairman

Date:

May 11 2017