



Town of Gilmanston, New Hampshire
Gilmanston 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 Thursday, July 13, 2017

Roll Call

Chairman Wayne Ogni called the meeting to order at 7:05 p.m. Vice Chairman, Marty Martindale (arrives 7:05 p.m., Selectmen's Representative Stephen McWhinnie, Alternate Steve McCormack, Member John Weston (arrives 7:05 p.m., and Bill Mahoney were present at this meeting. Member Justin Caldon and Roy Buttrick were not present at this meeting. Town Planner Mark Fougere and Planning Administrator Diane Marden

Members of the Public included Gary Anderson of Bear Auto, LLC, William Joyce of Baxter Owen, LLC, Stephen Hopkins, and Jeffrey Green of Jeffrey L. Green Land Surveying Services.

Consultations

Application # CC2017-304 Gary Anderson of Bear Investments, LLC to discuss his plan to build an addition to his existing building for the purpose of repairing vehicles on site at Bear Auto located at 136 NH Rte 106 on Tax Map 421-018 (4.45 acres) in the Business Zone.

Gary Anderson stated as far as the building portion of the project he has submitted an application with the Zoning Board, and will apply for the necessary building permits. Mr. Anderson stated he was approved for white repair, but no fluid repairs. Chairman Ogni stated he did not recall it that way stating it was approved for vehicle sales only and we agreed to allow cutting for a parking lot. Mr. Ogni stated the site had previously been approved for 80 parking spaces, but having 80 cars there to sell we agree to allow you to clear that side of the building for additional parking. Mr. Ogni had stated if a garage was to be constructed, that you would come back to discuss those plans as far as fluids etc., and this board is still currently awaiting the site plan showing the drainage and water runoff in front of the building. Chair Ogni stated if a garage is in the existing building; it would be a change of use. Recording Clerk Diane Marden stated she did have Mr. Anderson fill out a change of use form.

Steve McCormack stated a plan would need to be developed, and things would need to be identified as where the fluids will be held in storage, etc. Chairman Ogni stated he does not have a problem with it so long as it is designed correctly. Town Planner Mark Fougere stated the State would set the rules that should be followed. Gary Anderson asked if underground tanks would be

necessary. Mark Fougere stated smaller shops use 50-gallon storage barrels others use underground tanks that are pumped out. Some use a waste oil furnace to dispose of fluids. John Weston stated if your storing the fluids a berm needs to be in place while they are being stored. Mr. Anderson stated they do not want to work on AC units, just oil changes, brake jobs, and things like that. Chairman Ogni stated he would recommend talking to the State. Mr. Ogni asked if the Fire Department has been there to take a look around, and get his recommendations. Mr. Ogni stated he should also talk to the Road Agent Paul Perkins. Chairman Ogni stated we should have a surveyor to show the drainage, and location of the three bay garage. Mr. Anderson stated he would be using the north gable end of the building to put in the three bay garage which will be contained within the existing building.

Mark Fougere stated start with the existing site plan, use white out or whatever to put the exact locations of things, car parking, garage entrance, the lot where you anticipate parking vehicles for sale etc. Chairman Ogni strongly suggested speaking with the Fire Chief, making sure he can get a Fire Engine in there in event of a car fire, and he can also tell you where fire walls should be located or if all walls must be done. Gary Anderson thanked the board, and exiting the meeting.

Application # CC2017-305 William Joyce of BaxterOwen, LLC to discuss 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.

Mr. Joyce explained he would like to split the lot through the water. Mark Fougere asked if Sawtooth was a Class V or VI road? Mr. Joyce stated he believed it is a Class V but most of it is Class VI. Steve McWhinnie asked if he had 216' ft. of Class V? Mr. Joyce replied he does. Chairman Ogni stated the Planning Board does not have any problems with the plan for the minor subdivision.

Lot Line Adjustment

Application #LLABLA2017-703 Lot Line Adjustment by Hopkins Rev Trust, Stephen H. & Judith (Tax Map 419 Lot 65) 12.43 acres on 1246 Province Road & Barbara S. Morris Trustee of the Morris Rev TR 9/27/95 (Tax Map 419 Lot 68) 12.0 acres located at 1218 Province Road both in the Town of Gilmanton, NH. Increasing Tax Map 419 Lot 65 by an additional 4.132 acres (16.562 total) and decreasing from Tax Map 419 Lot 68 of 4.132 acres (8.298 acres total). Both properties being in the Rural Zone.

Jeffrey Green of Jeffrey Green Land Surveying Services was present to represent Stephen & Judith Hopkins & Barbara S. Morris with a lot line adjustment on Province Road. Stephen Hopkins stated the plan is to optimize the lots making them more uniform. Chairman Ogni asked for a motion to accept the application. Steve McCormack made the motion to accept the

Application # LLABLA2017-703 for the Lot Line Adjustment. Steve McWhinnie seconded the motion. ***Motion passes 6-0.***

Steve McCormack made the motion to approve the Application # LLABLA2017-703 Lot Line Adjustment of Stephen & Judith Hopkins and Barbara S. Morris both of Province Road increasing Tax Map 419 Lot 65 by an additional 4.132 acres (16.562 total) and decreasing Tax Map 419 Lot 68 of 4.132 acres (8.298 acres total). Steve McWhinnie seconded the motion. ***Motion passes 6-0.***

Minutes of June 8, 2017

Chairman Ogni asked those present to review the minutes of June 8, 2017 for errors and omissions. None were noted. Marty Martindale made the motion to accept the minutes of June 8, 2017. Bill Mahoney seconded the motion. ***Motion passes 4-0.*** John Weston and Steve McWhinnie abstain, as they were not present at this meeting.

Master Plan Survey Question Review

Mark Fougere stated we received one email (question) regarding the Master Plan back from the notice Diane Marden had sent out to all boards. Mr. Fougere asked what questions should be asked of taxpayers. Chairman Ogni stated it is fine if Mr. Fougere has a set of questions to mail out on a survey or questionnaire. Mr. Ogni stated the only reply was from Nate Abbott.

Mark Fougere stated typically the public has specific questions, and we have not received adequate feedback from them. Chair Ogni stated he would like to see some new questions in addition to those used in 2012. Mr. Ogni stated a mass mailing by zip code would work well, this way the non-residents will be excluded from the mailing, as they are voting in their communities in which they reside all year round.

Mr. Fougere stated we should mail it out sometime mid August, and he will speak with Assessing to get the mailing labels or envelopes.

Adjournment

Steve McWhinnie made the motion to adjourn at 8:30 p.m. Vice Chairman Marty Martindale seconded the motion. ***Motion passes 6-0.***

Respectfully Submitted

Diane Marden, Planning Administrator

Authorized by


Wayne Ogni, Chairman

Date:

