



**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  
Michael Jean, Alt. Selectmen Rep  
Mark Fougere, Certified Planner  
Diane Marden Planning Admin

**Minutes of October 12, 2017**

**Roll Call**

Vice Chairman Marty Martindale called the meeting to order at 7:02 p.m. Alternative Selectmen's Representative Michael Jean, Member Bill Mahoney, Member John Weston, Alternate Steve McCormack, Town Planner Mark Fougere, and Planning Administrator Diane Marden were present at this meeting. Chairman Wayne Ogni, Member Roy Buttrick, Member Justin Caldon was not present and Selectmen's Representative Steve McWhinnie absent with notice.

Members of the Public include: Peter J. Casey, Kevin Fadden of Industrial Communications, Bryan Baily of Turning Point Land Surveyors, Bob and Rebecca Ronstadt, Barbara Eisemann, and Ron Nason.

**Minutes of August 10, 2017 & September 14, 2017**

Vice Chairman Martindale tabled the minutes of August 10, 2017 & September 14, 2017 as there were not enough people in attendance who had gone to these particular meetings to vote on them.

**Lot Line Adjustment (Casey, Brown & Swanson)**

Vice Chairman Martindale read the following into the record:

**PB Case#LLABLA2017-705** Lot Line Adjustment *by Peter J. Casey & Joann Brown (Tax Map 115 Lot 32) 2.3 acres on 5 Elm Street & Barbara Swanson (Tax Map 115 Lot 30) .74 acres located at 18 Church Street both in the Town of Gilmanton, NH. Increasing Tax Map 115 Lot 30 by an additional triangular shaped lot and decreasing the small triangular shaped lot from Tax Map 115 Lot 32 in order to correct the property line to include the corner of driveway on Ms. Swanson's lot. Both properties being in the Village District.*

Agent Bryan Baily stated he is representing both parties in the Lot Line Adjustment to correct some issues with Barbara Swanson lot from the Church to the Garage driveway. Vice Chairman Martindale asked if there were any abutters present who would like to speak. No abutters spoke. John Weston made the motion to accept the application. Michael Jean seconded the motion to accept the application. ***Motion passed 5-0.***

(PB Case#LLABLA2017-705 Continued)

Selectmen's Rep. Michael Jean made the motion to approve the PB Case#LLABLA2017-705. Steve McCormack seconded the motion. ***Motion passed 5-0.***

**Preliminary Discussion Request for Sensitivity Zone/Wireless Communications**

Vice Chairman Martindale read the following into the record:

**PB Case # CC2017-307** Consultation Preliminary Discussion Request by Kevin Fadden who has questions regarding the Sensitivity Zone for wireless coverage areas within the Town of Gilmanston, NH.

Kevin Fadden addressed the Planning Board asking what the procedure is to file an application with the Planning Board for wireless communications? Planner Mark Fougere stated typically waivers could be obtained where the Planning Board is concerned, or apply for a variance, or even amend and ordinance depending on what you are actually trying to accomplish.

Mr. Fadden stated he is trying to bridge the gap in Gilmanston, where there is limited cell phone use. Mr. Fadden stated the Sensitivity Zones are fine, if you travel Route 140 to Alton there are no services. Mr. Fadden explained he had been doing substantial amount of research and is finding none of the sensitivity zones located through the middle of Gilmanston, NH and is Route 140. Mr. Fadden stated technology has changed substantially since the ordinance came into effect.

Michael Jean stated the ordinance is sixteen (16) plus years old, and technology changes practically daily. He suggested the Planning Board review the Sensitivity Zones, and let Mr. Fadden continue with his research to find a solution to the problem. Planner Mark Fougere stated keep the Planning Administrator updated with his research, and then we can work on the problem together as she will forward information to me. Mr. Fougere stated we may have to make changes to the ordinance. Mr. Fadden thanked the board, and exited the meeting.

**Preliminary Discussion Request for Robert & Rebecca Ronstadt**

Vice Chairman Martindale read the following into the record:

**PB Case # CC2017-308** Consultation Preliminary Discussion Request by Robert and Rebecca Ronstadt is considering on opening a five (5) bedroom bed & breakfast or possibly a full service restaurant or bar establishment. This property is located in the Village District Zone.

Mrs. Rebecca Ronstadt stated she had been tossing around the idea of having a bed and breakfast, bar/pub, or possibly even a restaurant at the former Tavern across from Town Offices. Vice Chairman Martindale stated she would need a conditional use permit, a site plan, and a special exception from the

Zoning Board of Adjustments. Mr. Martindale and Planner Mark Fougere mention it would be a great idea but procedures would need to be followed first. Parking was discussed at the rear of the building away from 107, the septic may need upgrading, but besides that, each plan could happen on that lot. Mrs. Ronstadt thanked the Planning Board, and exited the meeting.

**Adjournment**

Selectmen's Representative Michael Jean made the motion to adjourn at 8:15 p.m. Vice Chairman Marty Martindale seconded the motion. *Motion passed 5-0.*

***Respectfully Submitted***

***Diane Marden, Planning Administrator***

Authorized by   
**Marty Martindale, Vice Chairman**

Date: 11/9/17



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[planning@gilmantonnh.org](mailto:planning@gilmantonnh.org)  
603.267.6700 ext. 29 -Phone 603.267.6701-Fax

ATTENDANCE SIGN-IN

Thursday, 10/12/2017

PRINT

ADDRESS

Pete J. Casey

P.O. Box 278, Gilmanton Twp, NH 03837

Kevin Fadden

Industrial Communication's

Bryan Bailey

217 Cotton Hill Rd Gifford NH 03249

Bob Ronsstadt

506 Province Rd Gilmanton

Becky Ronsstadt

506 Province Rd Gilmanton

Brenda C. Swanson 18 Church St Gilmanton Twp NH

Phil Eisenmann

43 STATE RT. 140 GILMANTON, NH 03237