



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

Minutes of November 9, 2017

Roll Call

Vice Chairman Marty Martindale called the meeting to order at 7:00 p.m. Member Bill Mahoney, Member John Weston, Member Roy Buttrick, Member Justin Caldon arriving at 7:08 p.m., Town Planner Mark Fougere, and Planning Administrator Diane Marden were present at this meeting. Chairman Wayne Ogni, Alternate Member Steve McCormack, Selectmen's Representative Steve McWhinnie had an excused, and Alternative Selectmen's Representative Michael Jean, was not present.

Members of the Public included: Bryan Baily of Turning Point Land Surveyors, and Laurie Saulnier, Brian Crockett of Allied Surveying, David & Laurie Anne Whitehouse.

Minutes of August 10, 2017, September 14, 2017, & October 12, 2017

Member John Weston made the motion to conditionally approve the previously tabled minutes of August 10, 2017, September 14, 2017, & October 12, 2017, which may be subject to additional amendments by those members not present at this meeting. Member Justin Caldon seconded the motion. Vice Chair Marty Martindale made an executive decision to sign off on these minutes due to the fact they have not been signed for the last three months, as there were not enough people in attendance who had gone to these particular meetings to vote on them. ***Motion passed 5-0.***

PB Case # LLABLA2017-706 Lot Line Adjustment

Chair Marty Martindale read aloud PB Case # LLABLA2017-706 Lot Line Adjustment submitted by Bryan Baily agent for Lorraine Saulnier (Tax Map 106 Lot 55) .75 acres at 14 Varney Road & Andrew & Colleen Simonds (Tax Map 106 Lot 54) .77 acres located at 24 Varney Road both in the Town of Gilmanton, NH. Increasing Tax Map 115 Lot 54 by an additional 9, 103 square feet and decreasing Tax Map 106 Lot 55 the 9, 103 square feet. Both properties being in the Rural Zone, both lots are currently developed with a primary residential use of single family.

Member Roy Buttrick made the motion to accept the application. Member Bill Mahoney seconded the motion. *Motion passes 5-0.*

Member John Weston made the motion to approve the application upon the condition that the Chart will be fixed, the wells will be labeled on plan, show on plan the location of the septic system, and have owners sign the plan. Member Roy Buttrick seconded the motion. *Motion passes 5-0.*

PB Case # SDMIN2017-503 Minor Subdivision

Chair Marty Martindale read aloud PB Case # SDMIN2017-503 Minor Subdivision by David & Laurie Anne Whitehouse of 59 Allens Mills Road (Tax Map 413-026) consisting of 5.710 acres containing one (1) home on each lot. Creating Tax Map 413-026-001 consisting of 1.255 acres, leaving the remaining 4.486 acres on Tax Map 413-026. Properties are located in the Rural Zone in Gilmanston, NH.

John Weston made the motion to accept the application. Bill Mahoney seconded the motion. *Motion passed on a vote of 5-0.*

Brian Crockett explained how each home had been separated, although they share the same well. Bill Mahoney made the motion to approve the application conditional upon having the owners signatures on plan, add a note detailing ZBA approval, date, etc., submit easement documents detailing access and utility rights, maintenance responsibilities, and cost sharing. John Weston seconded the motion. *Motion passed 5-0.*

OTHER BUSINESS

Master Plan Survey: Town Planner Mark Fougere stated that Diane Marden Planning Administrator had received approximately 25 more survey replies in the mail, and he had her enter them into Survey Monkey. Mr. Fougere stated he would run another report for the Planning Board.

Wireless Telecommunication Facilities: Mr. Fougere stated he had been working with Mr. Fadden who would like a waiver provision or would like the Planning Board to re-write the Zoning Ordinance relative to the Sensitivity Zones in the Town of Gilmanston. Mr. Fougere stated the ordinance needs re-writing because it is 10 years old, technology has changed substantially, and currently there are huge gaps with no services at all in the Rt. 140 corridor.

Willowgrass Lane: Mr. Fougere stated Diane Marden received a phone call from Mark Warren relative to Willowgrass Lane stating he would like to know what he must do to finish up Willowgrass Lane for the Town of Gilmanston to have it accepted as a town road. Ms. Marden notified Paul Perkins relative to his opinion, and he said he would review it. Also, she sent a

copy of a 2015 notice from Planning Board on the road conditions that must be met contained within the file.

Budget Increase: Ms. Marden stated the PB received a bill from LRPC for their annual membership in the amount of \$3,498, and the Planning Board had only budget for \$3,423. Vice Chair Marty Martindale stated we need to increase the line item for the 2018 budget. John Weston made the motion to increase line item 01-4191-391 entitled PB LR Planning Commission to \$3,498. Bill Mahoney seconded the motion. ***Motion passed 5-0.***

Adjournment

John Weston made the motion to adjourn at 8:31 p.m. Roy Buttrick seconded the motion. ***Motion passed 5-0.***

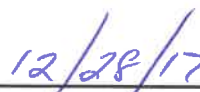
The next meeting of the Planning Board will be held Thursday, December 14, 2017 at 7:00 pm., in the upstairs meeting room in the Academy Building, located at 503 Province Road in Gilmanton, NH.

Respectfully Submitted
Diane Marden, Planning Administrator

Authorized by


Marty Martindale, Vice Chairman

Date:





Thursday, 11/9/2017

ADDRESS

DAVID WHITEHOUSE	59 ALLEN MILLS RD
Brenda/Greg Hines	Varney Rd
Lorraine Samuels	Varney Rd
BRIAN CROCKETT	84 PROVIDENCE RD
Bryan Bailey	217 Gtenthill Rd, GILFORD NH
ANDREW SIMMONS	24 VARNEY RD