



**Town of Gilmanton, New Hampshire
Gilmanton Planning Board**

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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 January 11, 2018

Roll Call

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

Members of the Public include Deborah Fox, Mike Smith, Barbara Swanson, Leonard Swanson, James Borowy, Kevin McCaffrey, Linda Radue, Robert Ronstadt, Rebecca Ronstadt, Brett Currier, Steve Owens, Kevin Fadden, and Kevin Delaney.

Minutes of December 28, 2017

Bill Mahoney made the motion to approve the minutes of December 28, 2017. Justin Caldon seconded the motion. ***Motion passed 6-1.***

Application

Vice Chair Marty Martindale stated the Site Plan Review Case # SPR2017-403 of Robert & Rebecca Ronstadt is on the agenda this evening, the property is located on Tax Map 127-409 at 506 Province Road in Gilmanton, NH (aka) the Tavern. VC Martindale as who was going to speak on behalf of this case. Mr. Robert Ronstadt stood to address the board.

Mr. Ronstadt explained he and his wife Rebecca have submitted the application with the intent to open a Pub/Restaurant for all to enjoy. Mr. Ronstadt stated he and his wife had signed a Purchase and Sales Agreement today buying the business "The Corner Slice", they have been in contact with the Liquor Commissioner, and have received a Special Exception from the ZBA for Restaurant/Pub.

Mr. Ronstadt stated there are 24 seats inside and 23 parking places outside the home. Mr. Ronstadt stated he anticipates asking the Board of Selectmen to use the salt/sand lot for additional parking if needed. Also, they plan to go to the Historic District to see what it is they can and can't do.

Comment from the Public

Mike Smith state he and Deborah Fox feel the Ronstadt's do things in a quality kind of way, and they are in support of their project. Both feel they are an asset to the Town and good relationships within the community, and feel they will bring the community closer together.

Vice Chairman Marty Martindale made the motion to approve the minor site plan application #SPR2017-403 Ronstadt, Rebecca & Robert on the revisions are made to said plan. Alternate Selectmen's Representative Michael Jean seconded the motion. ***Motion passed 7-0.***

Request to Unmerge Tax Map 136, Lot 1 by Assessing Dept.

Vice Chairman Marty Martindale reviewed the Internal Memorandum relative to unmerging the three (3) parcels supposedly merged by the Town of Gilmanton. The Town Assessor George Hildum had written his opinion of the merged lots and noticed it should have been only two (2) parcels that should be unmerged, and not three (3). The Planning Board agreed with the Assessor's decision.

PUBLIC HEARING ON ZONING AMENDMENTS

Personal Wireless Communication Facilities- Vice Chairman Marty Martindale explained the amendment to the Zoning Ordinance is to allow continuous use of cell phone service throughout all of Gilmanton. Therefore, the restriction of having Sensitivity Zones in certain areas of Town has been completely eliminated from the ordinance. Don Guarino, an audience member inquired about the removal of cell towers once they are no longer being used from an individuals property. Town Planner Mark Fougere stated conditions for that are included in the ordinance on page 10 under 6 (a), and page 12 under (j), where it states they must be removed by the person(s) who have placed them there in the first place. Vice Chair Martindale asked if there were any more comments from the public. No one commented.

Selectmen's Alternative Representative Michael Jean made the motion to approve the amendment. John Weston seconded the motion. ***Motion passed 7-0.***

Historic District- There is a Petition Warrant Article to remove Tax Map 415-049 & 415-050 from the Historic District. Selectmen's Alternative Representative Michael Jean made the motion to support the amendment. Bill Mahoney seconded the motion. ***Motion passed 7-0.***

Biosolids- Vice Chairman Marty Martindale state there is one more Petition Warrant Article wanting the Town to stop using Class A and Class B, Biosolids within the Town of Gilmanton. Bill Mahoney made the motion to support this amendment. John Weston seconded the motion. ***Motion passed 7-0.***

Adjournment

VC Marty Martindale made the motion to adjourn at 8:10 p.m. John Weston seconded the motion. ***Motion passed 7-0.***

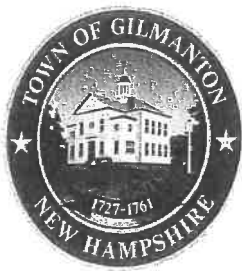
Respectfully Submitted

Diane Marden, Planning Administrator

Authorized by 
Marty Martindale, Vice Chairman

Date: 2/8/18

APPROVED



Planning Board
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ATTENDANCE SIGN-IN

Thursday, 1/11/2018 Public Hearing
Zoning Amendments

PRINT

ADDRESS

<u>ANDREW C. FOX</u>	<u>8 car alley</u>
<u>MIKE SMITH</u>	<u>"</u>
<u>Barbara Swanson</u>	<u>77 Meetinghouse Rd.</u>
<u>Leonard Swanson</u>	<u>77 Meeting House Rd</u>
<u>James Borow</u>	<u>121 Meeting House Rd</u>
<u>Kevin McPaffey</u>	<u>1073 Middle Route</u>
<u>Linda Radue</u>	<u>Same as above</u>
<u>Robert Korostoff</u>	<u>506 Province Rd</u>
<u>Rebecca Roustad</u>	<u>506 Province Rd.</u>
<u>Brett Carrier</u>	<u>393 Rt 140</u>
<u>Steve Owens</u>	<u>399 NH Rt 140</u>
<u>Kevin Fadd</u>	<u>Industrial</u>
<u>Kevin Delaney</u>	<u>" "</u>