



Town of Gilmanton, New Hampshire
Gilmanton Planning Board
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Wayne Ogni, Chair
Marty Martindale, Vice Chair
Gabriel Jerome, Member
Roy Buttrick, Member
John Weston, Member
Gary Anderson, Member
Steve McCormack, Alternate
Steve McWhinnie, Selectmen Rep
Michael Jean, Alt. Selectmen Rep
Mark Fougere, Certified Planner
Diane Marden Planning Admin

Minutes of March 21, 2018

Roll Call

Chairman Wayne Ogni called the meeting to order at 7:13 p.m. Vice Chairman Marty Martindale, Selectmen Representative Steve McWhinnie, new Member Gary Anderson, Member John Weston, Member Roy Buttrick, Alternate Member Steve McCormack, and Planning Administrator Diane Marden was present at this meeting. Member Gabriel Jerome had an excused absence. Town Planner Mark Fougere was not present.

Minutes of February 8, 2018

VC Marty Martindale made the motion to approve the minutes of February 8, 2018, having to amend the Planning Board names at the top right corner of the letterhead. Chairman Wayne Ogni seconded the motion. *Motion passed 5-2.*

Continued Application – Until April 12, 2018 APPLICANT NOT PRESENT AT MEETING

PB Case# SPR2017-401 for a Site Plan Application by Stephen & Kristie Owens application to create a space in their existing building for the purpose of a localized Farmers Market location for Gilmanton's Own, and possible additional commercial space, to be located at 396 NH RT 140 on Tax Map 127-012 (.365 acres) in the Light Business District Zone.

Gary Anderson Bear Investments

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

Member Gary Anderson recused himself from the Planning Board to address his property in which Bear Auto is currently on the committee's agenda. Mr. Andersson stated he would like to start using his shop. Chairman Ogni stated the oil, antifreeze and other liquids must meet requirements set fourth by NH Department of Environmental Services requirements. Mr. Anderson stated he did have double layered plastic barrels in a contained area for liquids. Chairman Ogni continued explaining that the Fire Marshall/Fire Chief would need to make sure the facility had proper berms, Fire Exits, Extinguishers, and also establish fire zones in case the building is on fire they must be able to get the equipment needed to fight the fire around the building. Mr. Anderson agreed with the Chair, by nodding his head.

Chairman Ogni also stated we have not received the site plan showing the water flow through the property, and the 10ft. extension to the culvert on the Allen Mills side of the property.

VC Marty Martindale made the motion to approve the service of vehicles in the shop area of the building once the following conditions are met:

- All fluids, paints included but not limited to must be in a State approved container and must comply with State and Federal standards.

- The applicant must contact the Gilmanton Fire Chief to approve all/any Fire Safety concerns, any/all concerns pertaining to parking and fire safety concerns inside and outside the structure.

Member John Weston seconded the motion. ***Motion passed 6-0.*** Gary Anderson recused himself from this discussion.

Steven and Kristie Owens

PB Case# SPR2017-401 for a Site Plan Application by Stephen & Kristie Owens application to create a space in their existing building for the purpose of a localized Farmers Market location for Gilmanton's Own, and possible additional commercial space, to be located at 396 NH RT 140 on Tax Map 127-012 (.365 acres) in the Light Business District Zone.

(Steve Owens was not present at this meeting, Chairman Ogni asked Planning Administrator, Diane Marden to go downstairs and give Mr. Owen's a phone call to see if he was running late. Ms. Marden returned stating there was no answer but she did leave a message.)

VC Marty Martindale made a motion to continue the case noted above to next month's meeting to be held on April 12, 2018, as none of the owners were present. John Weston seconded the motion. ***Motion passed 7-0.***

Master Plan Discussions

Gilmanton Schools – Member Roy Buttrick stated he believes it cost \$19,300 per 1 student to send to Gilford High School. Member Gary Anderson stated he was willing to join the High School Options Committee but has been unable to reach anyone in regards to getting on the Committee. Chairman Wayne Ogni stated Mr. Anderson is now appointed to the "High School Options Committee" as the Gilmanton Planning Board Representative. Chairman Ogni asked the Planning Administrator to write a letter to Superintendent John Fauci stating Mr. Anderson is the now the Planning Board Rep. for the committee, and that he would like a member of the school to be appointed to the Planning Board for the purpose of their input on the Master Plan. Ms. Marden stated she would take care of the letter.

Training on April 28th, 2018

A general discussion of those who intended on attending the April 28, 2018 Spring Planning & Zoning Conference on Saturday, April 28, 2018. Chairman Ogni stated everyone should be attending this training session.

Adjournment

VC Marty Martindale made the motion to adjourn at 8:50 p.m. Member John Weston seconded the motion. ***Motion passed 7-0.***

Respectfully Submitted
Diane Marden, Planning Administrator

Authorized by _____ ***Date:*** _____
Chairman, Michael Jean