



Town of Gilmanton, New Hampshire  
**Gilmanton Planning Board**  
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Michael Jean, Chair  
Gary Anderson, Vice Chair  
Gabriel Jerome, Member  
Roy Buttrick, Member  
R.J. Ilg, Member  
Shane Bruneau, Member  
Steve McCormack, Alternate  
Marshall Bishop, Selectmen Rep  
Michael Wilson, Alt. Selectmen Rep  
Mark Fougere, Certified Planner  
Diane Marden Planning Admin

## Minutes of June 14, 2018

### Roll Call

Chairman Michael Jean called the meeting to order at 7:01 p.m. Vice Chairman Gary Anderson, Selectmen's Representative Marshall Bishop, Members Shane Bruneau, Roy Buttrick, Gabriel Jerome, R.J. Ilg School Representative Adam Mini, and Planning Administrator Diane Marden were present at this meeting. Excused absence of Certified Planner Mark Fougere. Others present included Joseph Haas, John Zudell, and Bryan Bailey.

### Application Continued from May 10, 2018

Chairman Jean stated tonight's application is a continuance from May 10, 2018 **PB Case# SDMIN2018-501** applying for a Minor Subdivision by property owners John & Sharon Zudell who are proposing to subdivide one new lot of 5.3 acres, with 852.53' of frontage along NH Route 140. The remainder of the lot with the existing home and garage/barn will have 95.9 acres, with 600.13' of frontage on NH Rte 140 and 656.30 of frontage on Allens Mill Road. Property address is 224 NH Route 140 situated on Tax Map 413-95 in Rural Zone the Zudell's are represented by Bryan Baily of Turning Point Land Surveyors & Land Planners.

Bryan Bailey, Land Agent for the applicant stated one of the lots has 200ft. of frontage with backland which could be developed once a permit is obtained from DES to cross the significant wetlands. At this point Mr. Bailey explained nothing is going to be done with that side. Chairman Michael Jean asked if they had spoken to DOT about placement of the driveway. Mr. Zudell stated they intended on using the same driveway of the existing home. Chairman Jean as for public comment, there was none. He then asked for a motion to accept the application.

Selectmen's Representative Marshall Bishop made the motion to accept the application SDMIN2018-501 a Minor Subdivision by property owners John & Sharon Zudell whose property address is 224 NH Route 140 situated on Tax Map 413-95 in Rural Zone. Vice Chair Gary Anderson seconded the motion. **Motion passed 7-0.**

Chairman Jean asked for a motion to approve the application without further public comment.

J.R. Ilg made the motion to approve the application of John & Sharon Zudell. Selectmen's Representative Marshall Bishop seconded the motion. **Motion passed 7-0.**

*Discussion from previous page continued*

Vice Chair Gary Anderson recuses himself from the position of Vice Chairman for the purposes of discussing his preliminary plans on a lot he is considering for purchase. Chairman Michael Jean stated the next application is **PB Case# CC2018-301** a preliminary discussion with Gary Anderson on property owned by Linda White & Jay Kingsbury who is inquiring on business opportunities that may be suitable for this property located on State Rt. 106 on Tax Map 412-022 consisting of 42 acres and listed in the BUS Business Zone.

Gary Anderson explained he was considering putting a salvage yard on the lot which would be in the area of the North end of the lot along the Belmont Town line within the setbacks. Mr. Anderson stated there is approximately 6 acres of flat land, that he plans on developing. He would like to put 2 smaller car dealerships on the lot, with the salvage area. Mr. Anderson stated there is ledge and wetlands on the rest of the lot, that won't be developed at this time. Mr. Anderson stated he would like the boards input prior to purchasing the lot. Planner Mark Fougere stated RSA 236:11 should be reviewed carefully prior to starting as Mr. Anderson may need to put a 6ft. fence around the entire salvage yard.

Chairman Jean asked if that portion of the Old Rt. 106 had been deeded back to the parcel from the State of NH DOT. Mr. Anderson stated yes, and the property does have one approved driveway access, the other is blocked by trees. Selectmen's Representative Marshall Bishop suggested getting all he can from the State as it may cost more to get up and running.

#### **Minutes of May 31, 2018**

Member Roy Buttrick made the motion to accept the minutes of May 31, 2018 as submitted. Member Gabriel Jerome seconded the motion. ***Motion passed 4-0.***

#### **Other Business-Training**

Town Planner Mark Fougere stated he has arranged a training session with LRPC for the Planning Board to get additional training, all that would be needed is a date and time establishment. Chairman Jean discussed having it on a Thursday evening as it was easier for members to attend.

#### **Master Plan Discussion**

Member Roy Buttrick expressed his concern regarding the traffic flow at the Gilmanton Corners. Planner Mark Fougere stated Regional Planning Commission has done many traffic flow studies on the intersection, and he will reach out to them for the data. Mr. Buttrick stated most of the Master Plan Survey showed that taxpayers were very concerned about this intersection, and we should do something about it. Mr. Fougere stated it isn't up to the Planning Board, but rather the Board of Selectmen. Mr. Fougere suggested reviewing the study, and then writing a letter to the Board of Selectmen asking them to move forward with the

*Discussion from previous page continued*

project. Mr. Buttrick also stated Allens Mills Road and mention of the Bridges in Town should also be placed in the Master Plan. Mr. Fougere stated he will work on a Transportation section in the Master Plan for members to review.

**Adjournment**

Roy Buttrick made the motion to adjourn at 8:30 p.m. VC Gary Anderson seconded the motion.  
***Motion passed 7-0.***

***Respectfully Submitted***

*Diane Marden, Planning Administrator*

**Authorized by**

  
**Chairman** *Michael Jean*

**Date:**

8/9/18

APPROVED