



Town of Gilman, New Hampshire
Gilman Planning Board
Academy Building, 503 Province Road
PO Box 550
Gilman, New Hampshire 03237
planning@gilmanntnh.org
Phone: (603) 267-6700 – Fax: (603) 267-6701

Michael Jean, Chair
Gary Anderson, Vice Chair
Gabriel Jerome, Member
Roy Buttrick, Member
Brett Currier, Member
Shane Bruneau, Member
Mark Warren, Selectmen Rep
Michael Wilson, Alt. Selectmen Rep
Nic Peterson, Alt. Member
Dustin Milliken, Alt. Member
Mark Fougere, Certified Planner
Bre Daigneault Planning Admin

Minutes of April 11, 2019

APPROVED

Roll Call

Chairman Michael Jean called the meeting to order at 7:00 p.m., Member Gabriel Jerome, Member Roy Buttrick, Vice Chair Gary Anderson, Chairman Michael Jean, Member Brett Currier, Member Shane Bruneau, Alt. Member Nic Peterson, Selectmen Representative Mark Warren, and Planning Administrator Bre Daigneault were present at this meeting. No members of the public were present.

Minutes-

Member Shane Bruneau made the motion to accept the minutes of February 14, 2019 as submitted. The motion was seconded by Member Roy Buttrick. **Motion passed 7-0**

Member Brett Currier made the motion to accept the minutes of March 14, 2019 as submitted. The motion was seconded by Member Roy Buttrick. **Motion passed 6-0** Vice Chair Gary Anderson abstained as he was not present.

Applications

Continued from February 14, 2019-

PB Case #CC2018-301: Gary Anderson, agent for Bear Investments LLC, is requesting a discussion for the potential of developing vacant land with commercial buildings, an open space residential subdivision consisting of 40+/- residential units, and a stone quarry. The property is located at 313 NH Route 106, Map 412 Lot 022, in the business zone and consists of 42 acres. Chairman Michael Jean opened Planning Board case # CC2018-301.

Vice Chair Gary Anderson recused himself from the Board as he is the applicant.

Applicant Gary Anderson opened the discussion. He will have designs ready for the May meeting. Mr. Anderson has had potential leach field sites tested in the back hilly portion of the lot which he intends blasting. A portion which fronts 106 is flat and intended for a commercial building, he is no longer interested in residential housing. Member Currier commented the Town's steep slope ordinance may interfere with blasting and leveling. Permits may be needed from the State for a quarry. Mr. Anderson currently has two driveway permits approved by the State and is in the process of submitting an intent to cut. Alt. Member Nic Peterson suggested planning potential logging roads to coincide with future driveways. Rep. Mark Warren inquired as to the use of the commercial building. Mr. Anderson stated he found a high request for garage bays and mechanical work space.

Vice Chair Gary Anderson rejoined the board.

Other Business-

Nomination of Chair

Chair Jean called for a motion to elect the Chair. Member Brett Currier made the motion to elect Michael Jean as Chair. It was seconded by Alt. Member Nic Peterson. **Motion passed 7-0**

Nomination of Vice Chair

Chair Jean called for a motion to elect the Vice Chair. Member Shane Bruneau made the motion to elect Gary Anderson as Vice Chair. It was seconded by Member Gabriel Jerome. **Motion passed 7-0**

Review of Rules & Procedures

Chair Michael Jean stated section 4, page 1 would need to be modified as the Board will now be transitioning to an elected board. Member Gabriel Jerome noticed the order of business listed in section 6 is not the typical order conducted during meetings. He suggested changing section 6 to have the minutes reviewed before hearings. Chair Jean noted the pledge of allegiance is not listed. Rep. Mark Warren noted the rules and procedures were signed and changes may need to be voted in at public hearing. Member Currier agreed a public hearing was needed. Chair Jean requested Clerk Bre Daigneault to post a public hearing for the changes to the Rules and Procedures for the June meeting.

Chair Jean requested of Clerk Daigneault to reiterate the laws and procedures governing the change of the Board from an appointed board to an elected board. Clerk Daigneault stated the Selectmen's Office had received inquiries regarding the appointment of certain members after the Town vote in 2018 to turn the Planning Board into an elected board. Clerk Daigneault stated the Town warrant article voted on (RSA 673:2II(2)) "...planning board positions shall be filled on a staggered basis at the subsequent regular town elections...as the term of an appointed member expires...". Member Currier inquired as to the appointments of two members whose terms expired after the vote. Clerk Daigneault stated the terms were not due to be elected until after 2019. Member Currier requested further information into the term expirations of prior board members Wayne Ogni and Marty Martindale. Clerk Daigneault stated Town council had been conferred with and the Town is following legal opinions.

Clerk Daigneault wanted to discuss the option of board members calling into meetings, as this has been a recent question from board members. She recited an excerpt from a guide distributed by NHOSI " Meetings may not be held via email, online, or any other method in which the public cannot hear, read or discern the discussion as it happens All members must be able to hear and speak with each other , and the public must be able to hear or perceive both sides of the conversation as it occurs. Members may be allowed to participate in meetings by telephone or video conference when physical attendance is not reasonably practical, so long as a quorum is still physically present at the advertised meeting location." Further information is needed to

determine if an alternate can make the physical quorum and if the member calling in can make a vote.

The current zoning ordinances were discussed. Topics of interest included: the addition of elderly housing (55+), expanding commercial, tax incentive to developers, industrial activity on 106, highlight conservation land to draw recreational activity, workforce housing, campgrounds, bed & breakfasts or inns, allowing restaurants with new construction, architectural ordinance for commercial new construction, review 10 acre minimum in conservation zone, workshops with residents, children's summer camps, encourage & help yard clean-up and exterior appearance of properties, and zoning setbacks.

Adjournment

Vice Chair Gary Anderson made the motion to adjourn. Alt. Member Nic Peterson seconded the motion. **Motion passed 7-0**

***Respectfully Submitted,
Bre Daigneault, Planning Administrator***

Authorized by 
Vice Chairman Gary Anderson

Date: 7/11/19