



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

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

APPROVED

Minutes of August 8, 2019

Call to Order- Chairman Michael Jean opened the Planning Board meeting of August 8, 2019 at 7:02pm.

Roll Call

Vice Chair Gary Anderson, Chairman Michael Jean, Member Brett Currier, Selectmen's Rep. Mark Warren, Member Shane Bruneau, and Planning Administrator Bre Daigneault were present at this meeting. Member Nicolas Peterson called prior to the meeting to state he would be late. Member Roy Buttrick had an excused absence. Three members of the public were present.

Salute to the Flag

Public Hearings-

Case # CC2019-302: Wayne Burgess, as land agent representing property owner Van E Hertel, Sr, Trustee of the RAED Hertel Family Trust, requests a preliminary discussion for subdividing land located on Middle Route, more specifically described as map and lot 410-049. The land agent seeks a discussion to subdivide the 64 acres lot into four lots. The agent is submitting a reconfiguration of the lot lines as previously discussed. The land is located in the rural zone. Chairman Jean opened Case #CC2019-302. Mr. Burgess stated there was a slight change to the proposed subdivision plans as discussed at the July meeting. The new proposal is to have a 13.6, 17.6, and 5.1 acres lots, leaving a 28.76 acres lot. Test pits have been completed and will be on the plans. Mr. Burgess will get in touch with the road agent for the driveway locations. The Board confirmed 5' contour lines are acceptable and the need for a stormwater management plan would be verified.

Member Peterson arrived mid-way through the conversation at 7:15.

PB Case #SPR2019-402: Owners, Robert & Rebecca Ronstadt, are requesting a Site Plan Review for an Insignificant Change of Use to their property located at 506 Province Rd having a Map/Lot 127-049 in the Village Zone on 1.1 acre. The property currently has site plan approval for a restaurant/tavern on the first floor with a private residence located on the second floor. The owners are requesting to add outdoor seating to the restaurant and to use the extended driveway to Currier Hill Rd as handicap parking and pull-thru.

Chair Jean opened case # SPR2019-402. Admin. Daigneault explained the property owner was in front of the Board to update her previously approved site plan to utilize an existing pull-thru gravel driveway as handicap parking and to add outdoor seating to an existing patio. Board members viewed the prior site plan and noted the areas of change. Admin. Daigneault stated she had heard a concern from abutters regarding potential outdoor music, as well as the letter

reviewed by the Board at the July meeting referencing the driveway locations and parking. Mrs. Ronstadt stated outdoor music is not planned and the area would be cordoned off by whiskey barrels. The number of parking spaces and allowable seating was discussed.

Member Shane Bruneau made the motion to accept the application. It was seconded by Vice Chair Gary Anderson. **Motion passed 6-0 in favor**

Member Shane Bruneau made the motion to approve the application. It was seconded by Vice Chair Gary Anderson. **Motion passed 6-0 in favor**

Minutes-

Member Bruneau made a motion to accept the minutes of July 11, 2019 as submitted. The motion was seconded by Vice Chair Anderson. Chair Jean abstained as he was not present. **5-0 in favor**

Unfinished Business

A public hearing will take place to amend or adopt changes to the Planning Board Rules of Administrative Procedure

Chairman Jean opened the continuance of the public hearing for the Rules of Administrative Procedures. Member Currier reiterated his concern for mandating board members to attend a workshop during their 3-year term as voted in favor during the July meeting. The consensus of the Board is to leave it as amended.

Member Peterson made the motion to accept the Planning Board Rules of Administrative Procedures as amended. The motion was seconded by Vice Chair Anderson. **Motion passed 5-1 in favor**

A public hearing will take place to amend or adopt the Subdivision Regulations and Site Plan Review Regulations, per RSA 675:6-

Chairman Jean opened the continuance of the Public Hearing for the Subdivision Regulations and Site Plan Review Regulations. The Board reviewed the amended changes as discussed at the July 9th meeting. The amendments included:

1. Subdivision Design Standards- deleting section VII,5 in its entirety.
2. Amend Section VII, paragraph C
3. Amend Section VII, paragraph G

Vice Chair Anderson discussed clarifying the definitions of subdivision minor and major. The requirements for a stormwater management plan was discussed. Selectman Rep. Warren did agree that with a major subdivision, a stormwater plan should be required. It was discussed if the stormwater plan would be better suited for the amount of land to be disturbed versus the number of lots to be subdivided. Members discussed removing the number of lots to be considered a major subdivision. Chairman Jean called for a continuance of the Subdivision Regulations and the Site Plan Review Regulations.

Chair Jean requested a continuance of the Public Hearing to review the Subdivision and Site Plan Review Regulations to the next Planning Board meeting.

A public hearing will take place to review the Zoning Ordinances for potential updates that would reflect on future warrant articles, pursuant RSA 675:3-

Chair Jean opened the continuance of the review of the Zoning Ordinances. He opened the floor for public comment. Richard Adams, a resident and commissioner of the Sawyer Lake District, stood to discuss the ordinance (Article VI-D:4) pertaining to the regulation of campers/mobile homes in the Residential Lake District. He discussed the lots in the District were too small for

83 building a home which led to property owners were bringing trailers on the lots. There are
84 currently four trailer that are "grandfathered" on the lots. These trailers are supposed to meet
85 setbacks; however, they currently are not adhering to this ordinance. Additionally, against
86 ordinances, property owners that were not "grandfathered" are bringing their trailers to the lots.
87 Mr. Adams is there to request the aid of the Town to help further enforce these ordinances.
88 Further, he wished the Board to know, the Commissioners and residents of the Sawyer Lake
89 District do not wish to have this ordinance changed. Member Currier stated the Board is looking
90 further into the legality of the ordinance as written.

91 Member Peterson recused himself.

92 As a resident, Mr. Peterson inquired as to the setbacks required for placing a camper/RV on his
93 residential property. According to Article VI- section D: paragraph 1, does not state setbacks are
94 required to park an RV on one's residential property. Board members agreed with Mr.
95 Peterson's interpretation of the ordinances. It was specified in paragraphs 2 through 4 that
96 setbacks must be met; it is not stated in paragraph 1.

97 Member Peterson rejoined the Board as an active member.

98 Board members discussed the difference between mobile homes, manufactured homes, and tiny
99 homes.

100 Member Currier inquired as to member's thoughts regarding a time frame for RV's on lots.
101 Selectmen's Rep. Warren feels a time frame for campers would make sense, with special
102 permitting for winter months. Chair Jean feels if the property has restrictions on a deed, then the
103 Town should not be issuing trailer coach permits.

104 The Residential Lake District was discussed further to include sending property owners a survey
105 to poll whether trailers would be favorable and lowering the setbacks requirements to allow
106 development on the small lots.

108 Vice Chair Anderson recused himself (as a property owner on a public highway with plans for
109 commercial development) from the Board to discuss the potential of adding condominiums to the
110 ordinances. He feels that an ordinance to allow condos on a State highway, as discussed at the
111 last meeting, would be favorable. He also feels limiting to two bedrooms would lessen the
112 burden on the school system. Selectman Rep. Warren agreed, limiting condos to State roads
113 would ease the wear on dirt roads. He also brought up if someone wished to renovate a historic
114 home into condos. The criteria for new construction and existing construction could be different.
115 Member Currier would also like to limit the number of units. Member Peterson felt the purpose
116 of condos is to allow more living units per a lot. Mr. Anderson also spoke of the Tax subsidy to
117 allow a town to offer commercial tax breaks for 2-3 years. Member Currier does not feel a
118 smaller scale of commercial construction would generate the tax revenue to benefit the subsidy.
119 Discussion as to whether the subsidy would benefit of future tax revenue and entice commercial
120 development.

121 Mr. Anderson rejoined the Board as an active member.

122 Further discussion involved possibly phasing in the subsidy percentage over a three-year period.
123 Member Anderson brought up other topics for discussion including: 55+ housing, campgrounds,
124 billboards, and mixed use. He feels should two separate uses be allowed in a zone, they should
125 be able to be combined.

127 Board members decided on adding a work session prior to the next regularly scheduled meeting
128 to further discuss the ordinances. Selectman Rep. Warren suggested listing the top priorities of
129 the Board. Members agreed subdivisions, 55+ communities, condominiums, mixed use, the tax
130 subsidy, and RV's would round up the top priorities.

131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149

Correspondence –None

Other Business- None

The Planning Board will hold a Work Session on Tuesday, August 20, 2019 at 7:00pm.
The next regularly scheduled Planning Board meeting would remain on September 12, 2019 at 7:00pm.

Adjournment

Selectman Rep. Warren made the motion to adjourn. Vice Chair Gary Anderson seconded the motion. **Motion passed 6-0**

Respectfully Submitted,
Bre Daigneault, Planning Administrator

Authorized by


Chairman Michael Jean

Date:

11/14/19

