



Town of Gilmanton, New Hampshire
Gilmanton Planning Board
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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

PLANNING BOARD WORK SESSION

Minutes of August 20, 2019

CALL TO ORDER- Chairman Michael Jean opened the Planning Board meeting of August 20, 2019 at 7:02pm.

ROLL CALL

Member Roy Buttrick, Selectmen's Rep. Mark Warren, Member Brett Currier, Chairman Michael Jean, Vice Chair Gary Anderson, and Planning Administrator Bre Daigneault were present at this meeting. Members Nicolas Peterson and Shane Bruneau had excused absences. No members of the public were present.

SALUTE TO THE FLAG

Chairman Jean requested a moment of silence to recognize the loss of a past Planning Board member, Steve McWhinnie.

WORK SESSION:

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. Discussion arose regarding the difference between a subdivision minor versus a subdivision major. The current regulations state any subdivision of 4 lots, including the original lot, is considered major. This led into clarification of the stormwater management plan (SUB16). Vice Chair Anderson questioned the need for a stormwater plan based on the number of lots subdivided or based more on the terrain. Selectman Rep. Warren stated the plan could be something as simple as silt fencing based on the terrain. He feels it is a good idea to have property owners think about how they are to control run-off. Member Currier inquired as to the necessity of the requirement for the stormwater management plan. Chair Jean felt the board could agree on parts b, c, and d of section 1; b. requiring on construction of roads, c. subdivisions of 4 or more lots, and d. disturbance of critical areas. Admin. Daigneault suggested board members review the NH Stormwater Manual as listed in section 3. Additional discussion revolved around increasing the disturbed square foot area from the 20,000 square foot currently listed. Member Buttrick suggested adding a number for the grade of land. Discussion involved how the State requires a management plan for all septic installation. Chair Jean suggested changing the 20,000 square foot area of disturbance could equal that of the State at 100,000 square feet. S.R. Warren relayed his personal experience utilizing the stormwater management plan. It was agreed to look further into the stormwater management plan.

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.

S.R. Warren wished to have the Board set up goals as they discuss ordinance changes. Firstly, would be to stay in line with the Master Plan, to find ways to lower the tax rate, and to keep the historic nature of the Town.

Member Currier suggested varied tax breaks based on the assessed value of commercial properties. The larger the assessment, the larger the subsidy, and having all percentages tiered for three years. V.C. Anderson thought the numbers would work to target big business, but not aid in smaller commercial projects. Board members agree they like the idea of tiering the incentive. There was discussion of 55+ communities and elderly housing and how they would tie into the tax subsidy or PILOT programs (payment in lieu of taxes). Members are in agreement to continue looking further into tax incentive programs.

Discussion regarding 55+ communities ensued. Members agreed stick built only should be a regulation. Member Currier described Gilmanton as having a lot of wetlands which may deter these types of communities having the wetlands buffer at 50'. They may want that to be lessened. The recommendation is to look into what the State sets as wetland setbacks.

Member Currier brought up restaurants with potential locations to be allowed. Buffers, such as a tree line, could be mandated in places of residential neighborhoods. The Board reviewed the current table of uses for restaurants interior alterations and new construction. V.C. Anderson suggested changing restaurants being allowed in all zones by "conditional use permit", with keeping the business and light business zone as "permitted".

It was additionally discussed to add a 55+ community on the table of uses. Not to be allowed in the Residential Lake or the Village District. Limiting the number of bedrooms for condos to two was discussed.

S.R. Warren felt an architectural review policy should be put in place to help keep the look of the historic town. Items could include things such as mandating a pitched roof versus a flat roof.

The Route 106 corridor could adhere to different standards.

V.C. Anderson discussed the possibility of tying into the sewer and water lines from Belmont on Route 106.

Campgrounds were discussed as they are currently allowed in the Rural and conservation zones by special exception only. It was discussed to alter the table of uses to keep the Residential Lake and Village Districts as not permitted and to change all other districts to conditional use permits.

Discussion of adding a buffer to help with noise disturbances to neighboring properties. Other options would be to add a minimum lot size and limit the number of campsites. Campgrounds are regulated by State licensing; it was requested to get more information regarding the State regulations.

Items mentioned to be discussed at next month's meeting included: mixed use; the definitions of Accessory Building or Use (page 16-1) and Storage Building- Non Commercial (page 16-6).

The definitions are similar but are contradictory. V.C. Anderson stated he had seen another Town's ordinance that records (with the Registry of Deeds) a statement saying a property with an accessory dwelling unit, one of the units must be owner occupied. This could also be done with AirBnB's.

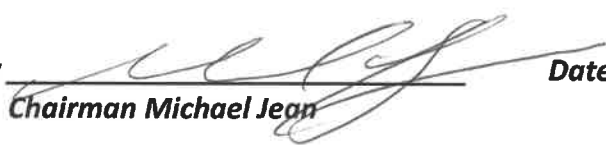
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Adjournment

Vice Chair Gary Anderson made the motion to adjourn. Member Brett Currier seconded the motion. **Motion passed 5-0**

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

Authorized by


Chairman Michael Jean

Date:

11/14/19