



Town of Gilmanton, New Hampshire
Gilmanton Planning Board
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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

PLANNING BOARD MEETING

Minutes of November 14, 2019

A. CALL TO ORDER- Chairman Michael Jean opened the Planning Board meeting of November 14, 2019 at 7:07pm.

B. ROLL CALL

Member Shane Bruneau, Selectmen's Rep. Mark Warren, Vice Chair Gary Anderson, Chairman Michael Jean, Member Roy Buttrick, and Planning Administrator Bre Daigneault were present at this meeting. Members Nicolas Peterson and Member Brett Currier had excused absences. Four members of the public were present.

C. SALUTE TO THE FLAG

D. Public Hearings

a. New Business

PB CASE #SUBMIN2019-503: Property owner Laura L. Kelley is applying for a Minor Subdivision to her property located at 126 Gale Road in Gilmanton, NH, known as Tax Map 409 & Lot 45.

Property owner Laura Kelley accompanied by Heidi Walton described the proposed subdivision to divide a 6.685 acres vacant lot from the existing house lot of 8.952 acres. This would leave the house lot with 2.267 acres. The proposed subdivision does not meet the 4:1 ratio rule (per Section VII.5 of the Subdivision Regulations). Ms. Walton stated a waiver is being requested for this. She explained this would not take away from the neighborhood as other nearby lots do not conform to this regulation. Admin. Daigneault reviewed the requested waivers with the Board:

1. The 4:1 ratio, per Section VII.5 of the Subdivision Regulations
2. Having the 5' or 2' contours to the rear of lot 45.2 per section VI-C.18 of the Sub. Regs.
3. Delineating wetlands to the rear of lot 45.2 per section VI-C.19 of the Sub. Regs.
4. Showing the watercourses, ponds, standing water, etc to the rear of lot 45.2 per section VI-C.17 of the Sub. Regs.

Selectmen's Rep. Warren made the motion to accept the application. It was seconded by Vice Chair Anderson. **Motion passed 5-0**

Vice Chair Anderson made the motion to accept the waivers as requested. It was seconded by Selectmen's Rep. Warren. **Motion passed 5-0**

Vice Chair Anderson made the motion to grant the application with the following conditions:

1. It receives NHDES subdivision approval
2. All pins are set prior to recording
3. Add the certified wetlands scientist's stamp and signature

The motion was seconded by Selectmen's Rep. Warren. **Motion passed 5-0**

b. Old Business

PB CASE #SUBMAJ2019-502: A four lot subdivision of Map & Lot 410-049 was approved at the September 12, 2019 Planning Board meeting. Land Agent Wayne Burgess updated the Board with the progress of the conditions of approval. All had been met with the exception of the easement deed for the proposed driveway easement as shown on the plan. Mr. Burgess is informally requesting if the board would reconsider this easement deed. There is an area on the lot, which does not meet the 30,000sf building area, that would not need an easement. The question arose as to whether the property owner could build outside of the approved 30,000sf building envelope as shown on the plan. The option of these requests would be researched further. Chairman Jean stated the applicant would need to re-apply and the application would need to be heard at a public meeting in order to make any changes to the approved plan.

E. Minutes of August 8, 2019, August 20, 2019, & September 12, 2019

Member Bruneau made a motion to accept the minutes of August 8, 2019 as submitted. The motion was seconded by Selectmen's Rep. Warren. Member Buttrick abstained as he was not present. **4-0 in favor**

Member Buttrick made a motion to accept the minutes of August 20, 2019 as submitted. The motion was seconded by Selectmen's Rep. Warren. Member Bruneau abstained as he was not present. **4-0 in favor**

The minutes for September 12, 2019 was tabled as there was not a quorum in attendance.

F. Unfinished Minutes

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

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-

The board opened the discussion of the proposed Elderly Housing Ordinance draft. The discussion included the density of units per lot or acres, the age restriction, minimum lot size, area of open space, setbacks, and zones allowed. Based on the discussion, the draft will be amended and reviewed further.

The Board started the review of the current Table of Uses found on Article IV, Table 1 of the Zoning Ordinances. The allowable use of each line was discussed and reviewed for updating. This review will be continued at the next meeting.

The Board discussed scheduling a meeting before the regularly scheduled December meeting to continue the review of the Table of Uses. The Planning Board will hold a Work Session on November 21, 2019 at 6:00pm.

Discussion from previous page continued

APPROVED

Adjournment

Vice Chair Anderson made the motion to adjourn. Member Shane Bruneau seconded the motion.

Motion passed 5-0

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

Authorized by


Chairman Michael Jean

Date:

2/13/2020



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ATTENDANCE SIGN-IN

Thursday,

Nov. 14, 2019

PRINT

ADDRESS

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Wayne Burgess

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Heidi Walton

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LAURA L. Kelley

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