



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

PLANNING BOARD MEETING

Minutes of September 12, 2019

A. CALL TO ORDER- Chairman Michael Jean opened the Planning Board meeting of September 12, 2019 at 7:07pm.

B. ROLL CALL

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

C. SALUTE TO THE FLAG

D. Public Hearings

a. New Business

Chair Jean calls case # SUB2019-502. Applicants Steven M. Oles, LLS of Norway Plains Associates, Inc, on behalf of property owner Van E. Hertel, Sr. as Trustee of the Raed Hertel Family Trust, are applying for a 4-lot Subdivision to property located on Middle Route in Gilmanton, NH, known as Tax Map 410 & Lot 49. The property currently consists of 64 acres in the Rural zone. The request meets all minimum acreage and frontage requirements. Land agent, Wayne E. Burgess will be representing the owner.

Land agent, Wayne Burgess, presented the subdivision plan. He stated there are a few changes made to the plan as previously submitted. The 30,000 square foot area was changed on one lot as it encroached upon the steep slopes. The driveway access to lot one is proposed to be either shared with lot two or the owner can request (from DES) to cross the wetlands. The delineations of the soil types will need to be added to the plan.

Member Currier made the motion to accept the application as complete as a major subdivision.

Member Bruneau seconded. **4-0 in favor**

Planner Fougere recommended the Board require an easement deed to the shared driveway be recorded, that any missing bounds be set prior to plan recording, and the Board should address the requested waiver from the stormwater management plan under section 13. He does not feel with the density and lower impact of this plan that the management plan be required.

Additionally, a stipulation of approval should be added for any buyer wishing to go on slope over 15%, they would need to adhere to the steep slopes ordinance. It was noted, the driveway locations had been viewed by the road agent.

Member Currier made the motion to waive the Stormwater management plan under section 13:C-2. Member Buttrick seconded. **4-0 in favor**

Chairman Jean opened the hearing to the public. Abutters present, Daniel & Peg Dockham and Dave & Jeannie Dorsey, wished to see a better view of the plan and were invited to approach the table for further clarification. During informal discussions, Member Currier inquired of property owner, Mr. Hertel, if he would mind the Board mandating the shared driveway versus the option of constructing over the wetlands. Mr. Hertel does not want to take that option away for potential buyers. Discussions continued around the wetlands, pond, and dry hydrant. It was asked if Mr. Hertel would provide the Town with an easement to the existing dry hydrant so any potential buyers could not hamper its use. Mr. Hertel stated he would agree to that. After review and discussion with abutters; one complaint was with potential noise from tree clearing. Chair Jean closed the public hearing.

Chair Jean asked if there were any additional comments from the Board. Member Currier and Chair Jean inquired, officially, for an easement to the dry hydrant to the Town. It was decided the Town would draw up an easement to be recorded with the Registry of Deeds.

Member Currier made the motion to approve the subdivision as proposed with the following stipulations:

1. A dedeed easement for the dry hydrant on lot 1
2. Any buyer adheres to the steep slope ordinances
3. A dedeed easement for the shared driveway (in favor of lot 1, over lot 2)
4. Pins be set prior to recording

Member Buttrick seconded. **4-0 in favor**

Case #SPR2019-401- WITHDREW

b. Old Business

Case # SPR2017-401- By the request of the Planning Administrator, the Board will informally review the approved site plan of Stephen & Kristie Owens, for property located at 396 NH Rte 140, tax map and lot 127-012, in the light business district. The property owners are planning to reconfigure the upstairs of the building as depicted on the approved site plan. Admin. Daigneault described the proposed change on the site plan. The second floor was approved for a 1 bedroom apartment and 2 small office spaces. The owner has applied for a building permit to convert the entire 2nd floor to an apartment and negate the office spaces. Board members agreed the owner does not need to reapply for a site plan. They asked of Admin. Daigneault to send the owner a letter reciting such.

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

The minutes of both meetings were tabled as there is not a quorum in attendance for either meeting.

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-

Planner Fougere consulted with Chair Jean and Members as to the priority for ordinance changes. Members agreed that 55+ communities were a priority. Condominiums were

APPROVED

discussed whether or not they would be accepted by the residents. Discussion returned to 55+ communities to limit unit sizes up to four-plexes, density based upon the septic and well load, and to be no more than 2 bedrooms. This would be added to the zoning table (Article IV, table 1) as a CUP.

Planner Fougere clarified the tax incentive for commercial business is an item the Selectmen must vote on to go on the warrant.

Board members agreed to allow campgrounds in all zones, except the Lake District, with a CUP. Further changes to the zoning table included allowing multifamily buildings with a CUP in all zones in existing and new buildings.

Members briefly talked about article IV, table 2 to lower the acreage minimum in the Conservation District from 10 acres.

Definitions of *Accessory Building or Use* and *Storage Building- Non Commercial* as they contradict each other. One states an accessory building can be built on vacant land, the other states it must be built on the land or adjacent land to a principal building. It was agreed to alter the definitions to allow storage buildings, such as sheds or barns, on vacant land.

Member Currier brought up the wetlands set-backs currently at 50'. Members discussed changing the set-backs of wetlands to meet State requirements.

Admin. Daigneault brought forward a suggestion from the building inspector to add "Building permits are required". Planner Fougere stated this could be added at any time as it is not a zoning change.

Adjournment

Member Brett Currier made the motion to adjourn. Member Roy Buttrick seconded the motion.

Motion passed 4-0

Respectfully Submitted,
Bre Daigneault, Planning Administrator

Authorized by  Date: 2/13/2020
Chairman Michael Jean



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Gilmanton, New Hampshire 03237
planning@gilmantonnh.org
603.267.6700 ext. 29 -Phone 603.267.6701-Fax

ATTENDANCE SIGN-IN

Thursday, Sept. 12, 2019

PRINT

ADDRESS

Daniel Dockham	86 Hilltop Farm Rd Gilmanton N.H.
Peg Dockham	" "
Wayne Burgess (For RAED)	389 Alens Mill Rd, Gilmanton, NH
Steve Grafton	45 Taylor St MAldon, Ma 02148
Van Herten	PO 1602 ALTON NH 03809
DAVE DORSEY	510 MERPLE Rr GILMANTON 03237
JENNIFER DORSEY	- 11 - - 11 -