



Town of Gilman, New Hampshire
Gilman 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 MEETING

Minutes of January 27, 2020

A. CALL TO ORDER- Member Roy Buttrick opened the Planning Board meeting of January 27, 2020.

B. ROLL CALL

Member Roy Buttrick, (acting Chair), Member Brett Currier, Member Shane Bruneau, Selectmen's Rep. Mark Warren, and Planning Administrator Bre Daigneault were present at this meeting. Chairman Michael Jean and Vice Chair Gary Anderson had excused absences. There were 4 members of public present.

C. SALUTE TO THE FLAG

Member Currier made the motion to nominate Member Buttrick as Acting Chair. The motion was seconded by Member Bruneau. **4-0 in favor.**

Acting Chair Buttrick noted the arrival of Member Nicolas Peterson.

D. Public Hearings-

- **The final Public Hearing to review the Zoning Ordinance Warrant Articles, pursuant RSA 675:3.**

Admin. Daigneault recalled the changes made to the proposed amendments since the Public Hearing on January 9, 2020.

- Elderly (55+) Housing- Reviewed the zones allowed, added minimum age criteria, and added density limitations.
- Article IV Table 1- Repealed any proposed changes to the Conservation Zone.
- Article IV Table 2- Repealed proposed wetlands setback amendments.
- Article VI.D:1- Changed to two recreational vehicles.
- Article VI-D:2- Changed dates to keep usage under a 6-month timeframe.
- Article XVI- Definitions- Alter usage to *Camp for Children* and add definition. Slightly alter wording of *Earth Excavation*.

Acting Chair Buttrick opened the hearing to public comment.

Resident Dick de Seve thanked the Board for listening to the public at the last meeting. He had concern with Earth Excavation being allowed in the Conservation Zone and the addition of light manufacturing in the rural zone. The Board reviewed the definition of Light Manufacturing.

Resident Nanci Mitchell inquired if any changes could be made to the proposals. Admin. Daigneault stated this evening's meeting was to review the updates and receive additional public comments, however, no changes could be made to the proposals at this point. Ms. Mitchell was concerned with the changes to the table of uses, she felt it should be left as written. Additional concerns were the changes from Special Exception to Conditional Use. She suggested looking at the Rural Zone to possibly break up into different zones, such as Rural 1 and Rural 2.

Resident Zannah Richards inquired as to the reasoning made behind the changes to the Table of Uses. Chair Buttrick responded that the Board had quite a bit of conversation regarding changes in the Light Business Zone, to allow business to move into town without being tied up for extended periods with multi-boards. Member Currier added the intent to help ease the tax base by allowing business in the Light Business Zone. The lack of town water and sewer already deters big business, however, there is room for growth without losing the character of Gilmanton. Ms. Richards understands where the Board is coming from, however, feels the uses should remain as Special Exception versus changing to Conditional Use Permits. Ms. Richards asked for clarification to the definition and use for a *Storage Building- Non Commercial*. Member Currier stated this was to allow for a storage building on vacant land; the building would need to meet all setbacks. Ms. Mitchell felt a barn on its own land may evolve into other items of concern. Member Currier responded there were many other properties in town that are a concern now and adhere to current regulations.

Resident de Seve spoke of encouragement to the proposed warrant article for a full time Building Inspector/Health Officer and felt it would be helpful addressing some areas of concern. Selectmen's Rep. Warren concurred and explained that the position could be eb and flow depending on the time of year; when the building inspections decrease, code issues could be worked on.

Without any further public comment, Member Peterson made the motion to close the public hearing. It was seconded by Member Currier. **5-0 in favor**

Member Currier made the motion to move the warrant articles to the ballot as written. The motion was seconded by Member Bruneau. **5-0 in favor**

Member Currier made the motion to accept the wording for the voter's guide as amended. The motion was seconded by Member Peterson. **5-0 in favor**

E. Minutes- September 12, 2019, November 14, 2019, November 21, 2019, January 9, 2020, and January 13, 2020

Member Bruneau made the motion to accept the minutes of January 9, 2020 as written. The motion was seconded by Selectmen's Rep. Warren. **5-0 in favor**

Member Bruneau made the motion to accept the minutes of January 13, 2020 as written. The motion was seconded by Member Currier. **4-0 in favor** Selectmen Rep. Warren abstained, as he was not present at this meeting.

F. Adjournment

Member Bruneau made the motion to adjourn. Member Peterson seconded the motion. **Motion passed 5-0**

Discussion from previous page continued

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

Authorized by Approved February 13, 2020- Awaiting Signature ***Date:*** _____
Chairman Michael Jean