



Town of Gilmanton, New Hampshire
Gilmanton Planning Board
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Michael Jean, Chair
Roy Buttrick, Member
Shane Bruneau, Member
Brett Currier, Member
Mark Warren, Selectmen Rep
Michael Wilson, Alt. Selectmen Rep
Dustin Milliken, Alt. Member
Mark Fougere, Certified Planner
Bre Daigneault, Planning Admin

PLANNING BOARD MEETING

APPROVED

Minutes of March 12, 2020

A. CALL TO ORDER- Chairman Jean opened the meeting at 7:04pm.

B. B. ROLL CALL

Member Roy Buttrick, Chairman Michael Jean, Member Brett Currier, Member Shane Bruneau, Selectmen's Rep. Mark Warren, and Planning Administrator Bre Daigneault were present at this meeting. There were three members of public present.

C. SALUTE TO THE FLAG

D. Public Hearings-

a. New-

PB Case #SUBMIN2020-501: Property owners, Michael & Katie Wilson as Trustees of the KBKH Revocable Family Trust, are applying for a Minor Subdivision to their property located at 1955 NH Route 140 in Gilmanton Iron Works, NH, known as Tax Map 416 & Lot 20. The property currently consists of 27. acres in the Rural zone. The proposal will create two residential lots. The lot with the existing structure will be 5.031 acres with 250.03' of road frontage, the remaining vacant lot being 21.99 acres with 235.28' of frontage. This is Case Number SUBMIN2020-501 in the Planning Board files.

Chair Jean called case SUBMIN2020-501. Property owner, Katie Wilson, presented the proposal for a minor subdivision. At this time, the plan is not finalized and the owners are requesting a continuance. She did describe the subdivision plan with the board to review the proposal for any concerns they may have. This would create a lot of approximately 5 acres where the existing house would be located with a vacant lot of approximately 22 acres remaining. Member Currier advised the applicant the State will require the vacant lot be approved for a four-bedroom septic design. Member Buttrick affirmed the lots would need to meet load bearing requirements. Admin. Daigneault stated the applicants had submitted waiver requests- to waive the topography contours and wetlands delineations from the back of the larger lot. Members did not see these waivers as a concern, as long as the applicant is able to show the buildable area to the front of the lot.

Chair Jean issued the continuance until the April 9, 2020 Planning Board meeting.

Chair Jean opened the floor for public comment: Resident Bob McWhinnie wished to speak with the board regarding a potential minor subdivision of his land located at 51 Meeting House Rd, Map 419, Lot 15. Mr. McWhinnie stated he has 52 acres and is seeking to subdivide an approximately 2.2 acre lot with the existing house, leaving the remaining 50 +/- acres a vacant lot. There will be an easement to the power company on one of the lots. Member Currier

38 advised the applicant would need State subdivision approval for any lot under 5 acres in size.
39 His surveyor could properly advise Mr. McWhinnie to of the steps needed. Members also
40 advised Mr. McWhinnie to speak with the road agent for the driveway placement. S. Rep.
41 Warren suggested to verify the surveyor stamp be placed on the plan. Admin. Daigneault made
42 Mr. McWhinnie aware the submittal deadline for the April meeting would be on March 19th.
43 Chair Jean closed the meeting to public comments.

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45 **b. Old-** None

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47 **E. Minutes-** February 13, 2020

48 Member Buttrick made the motion to accept the minutes of February 13, 2020 as written. The
49 motion was seconded by Member Bruneau. Member Currier abstained as he was not present.

50 **Motion passed 4-0 in favor**

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52 **Other Business:** Member Buttrick suggested sending letters of appreciation to members no
53 longer serving on the board. Members agreed. S. Rep. Warren mentioned the Selectmen had
54 discussed this and would also like to be a part of thanking members for serving.
55 Admin. Daigneault asked the Board how they would like to approve minutes going forward.
56 There had been complaints minutes were taking too much time being posted online. Typically,
57 the draft minutes are available in the office for review within 5 business days of the meeting, the
58 board would review at the following meeting, then the minutes would be posted once signed. S.
59 Rep. Warren inquired if the board could receive copies of the drafts once available, send Admin.
60 Daigneault any amendments, and have her post the amended drafts. The board would complete
61 their reviews within 5 additional days. This would allow the draft minutes to be posted within 2
62 weeks of the meeting. The final approval would be made at the following meeting.

63 S. Rep. Warren stated the Selectmen are looking to have the boards focus on a limited number of
64 warrant articles each year. This would help deter a large amount of warrant articles. Member
65 Currier suggested putting a notice out each month updating the public on the board happenings.
66 A brief discussion ensued on the warrant articles that did pass. Members agreed to look at ways
67 to help keep the public better informed.

68 S. Rep. Warren wished the board to look further into the health concerns of 5-G technology. He
69 had done research on his own and felt it would be beneficial to review with potential future
70 towers coming into town.

71 Admin. Daigneault suggested the board look into adopting a Code of Ethics. She also suggested
72 the board start reviewing the CIP. The town administrator would be joining the board at an
73 upcoming meeting to work on CIP.

74 The members felt the appointing of a new vice chair should wait until the following meeting
75 when the new members were in attendance.

76 S. Rep. Warren suggested holding joint Town Hall style meetings with a representative from
77 each board to help keep the public better informed. Member Currier felt there could be better
78 communication between the Planning Board and ZBA. Members agreed to have Admin.

79 Daigneault reach out to the ZBA to set up a workshop between the two boards.

80 Chair Jean suggested a Planning Board Facebook page to post notices. Member Currier and
81 Member Buttrick disagreed with the Board operating a Facebook page. Overall, the Board felt
82 the Town website is the best place for information.

83 Members agreed to continue these discussions at the next meeting.

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87 **F. Adjournment**

Discussion from previous page continued

88 Member Currier made the motion to adjourn. Member Buttrick seconded the motion. **Motion**
89 **passed 5-0**

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91 ***Respectfully Submitted,***

92 ***Bre Daigneault, Planning Administrator***

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95 **Authorized by**


Chairman Michael Jean

Date: 5/14/2020

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