



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

PLANNING BOARD MEETING

Minutes of May 14, 2020

A. CALL TO ORDER- Chairman Jean opened the meeting of May 14, 2020.

B. ROLL CALL

Member Brett Currier, Member Roy Buttrick, Member Vincenzo Sisti, Chairman Michael Jean, Selectmen's Representative Mark Warren, and Planning Administrator Bre Daigneault were present at this meeting. Member Shane Bruneau and Member Bill Mahoney were absent. Members of the public present included Michael Wilson, Bob McWhinnie, and Jim Juneau.

C. SALUTE TO THE FLAG- Not completed, meeting was held virtually.

D. Public Hearings-

a. New-

PB CASE #SUBMIN2020-502: Property owner, Robert C. McWhinnie, Jr described his subdivision application for his property located at 51 Meeting House Rd, Map & Lot 419-15. The proposal is to subdivide a 2.2-acre lot with existing structure from a 52-acre lot. Mr. McWhinnie is requesting three waivers:

1. A full boundary survey, showing the metes and bounds for all boundaries of the larger 50+/- acre tract. A complete boundary survey has been prepared for the 2.2-acre tract.
2. Location of all building setbacks lines. All setback lines for the proposed 2.2-acre parcel are shown and certified.
3. Location of all water courses, ponds, standing water, etc., natural features have been shown on the 2.2-acre lot.

Member Currier made the motion to accept the application. It was seconded by Member Buttrick. **Motion passed 5-0**

Chairman Jean opened the forum to public comment. There was none.

Member Currier made the motion to approve the application with the three waivers requested. It was seconded by Member Buttrick. **Motion passed 5-0**

b. Old- Continuance

PB CASE# SUBMIN2020-501: Property owner Michael Wilson as Trustee of the KBKH Revocable Family Trust stated the property had now been pinned. Mr. Wilson is requesting an additional waiver from the 4:1 ratio. He felt this would not be contrary to the neighborhood. Member Currier felt the subdivided lot, which has the existing home, would not need the five-

foot topo or 30,000 square foot building area. There had been multiple documents submitted which show this lot is capable of sustaining the residence. This included test pits from both proposed lots, wetlands delineation on the remaining land, and a certified letter from Certified Wetlands Scientist Peter Cooperdock confirming the soil types, slope of the land, and wetlands and well radius. Members did not debate.

There was no longer members of the public in attendance for public comment.

Member Currier made the motion to approve the application with the three waivers requested. It was seconded by Member Buttrick. **Motion passed 5-0**

E. Minutes- March 12, 2020

Member Buttrick made the motion to accept the minutes of March 12, 2020 as submitted. The motion was seconded by Chair Jean. Member Sisti abstained as he was not present. **Motion passed 4-0 in favor**

Other Business: Appointment of Chair and Vice Chair for 2020. Members decided to move this to the following meeting in the hopes all members would be present.

F. Adjournment

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

*Respectfully Submitted,
Bre Daigneault, Planning Administrator*

Authorized by


Chairman Roy Buttrick

Date:

