



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

PLANNING BOARD MEETING

Minutes of June 11, 2020

The Board voted to designate a chairman for this meeting, as Chairman Jean was not present. Member Bruneau made the motion to appoint Member Currier as Acting Chair for the June 11, 2020 Planning Board meeting. Member Mahoney seconded. All in favor 5-0.

A. CALL TO ORDER- Acting Chairman Currier opened the meeting of June 11, 2020.

B. ROLL CALL

Acting Chair Brett Currier, Member Roy Buttrick, Member Vincenzo Sisti, Member Shane Bruneau, Member Bill Mahoney, Selectmen's Representative Mark Warren, Planner Mark Fougere, 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 Bryan Bailey, Kevin Delaney, and Kevin Fadden. Members of the public joining via conference call included Mark Mallory and Penelope Marvel.

C. SALUTE TO THE FLAG

D. Public Hearings-

a. New-

Acting Chair Currier called PB CASE #SUBMIN2020-503:

Property owner, Mark Mallory as Trustee of the Mallory Family Trust, is applying for a Minor Subdivision to his property located at 40 Rogers Road in Gilmanton, NH, known as Tax Map 410 & Lot 012. The property currently consists of 87.643 acres in the Rural zone. The proposal will create two additional residential lots. One lot being 5.49 acres with 357.24 feet of road frontage on Sawtooth Road and 642.24 feet of road frontage on Rogers Road; the second lot being 2.08 acres with 602.49 feet of road frontage on Rogers Road; leaving the existing lot with 80.08 acres. This is Case Number SUBMIN2020-503 in the Planning Board files.

Mr. Bailey presented as agent for property owner, Mark Mallory of the Mallory Family Trust. Mr. Bailey stated 75.83 acres of the land is under conservation easement. The land being subdivided is land not held under the conservation easement. They will be subdivided 2 acres off of Rogers road surrounding the existing house, the corner lot being 5 ½ acres, and the remaining lot being 80 acres. They have identified the wetlands and the USDA soil data. Only one of the lots is required for State subdivision approval. He did not designate the 30,000 square foot buildable area on the 5 ½ acre lot as he felt it was obvious the buildable area easily exceeded the minimum. He also did not complete a test pit on the 5 ½ acre lot and is submitting a waiver from section VII-A:6 of the subdivision regulations which states "the Board may require a test pit on each lot". Planner Fougere inquired of the right of way boundary line not being defined entirely

and the easement to the Town for a turn around. Mr. Bailey would further define the road right of way and would hatch the turn around easement for clarity.

Acting Chair Currier opened the hearing to the public. Mr. Mallory asked if the board had any questions for him. They did not. Ms. Marvel stated she is an abutter at 41 Rogers Rd. and has no objections to the proposal.

Member Mahoney made the motion to accept the application as complete. It was seconded by Selectmen Rep. Warren. **Motion passed 6-0**

Member Mahoney made the motion to accept the waiver for the test pit on lot 2. It was seconded by Member Bruneau. **Motion passed 6-0**

Member Mahoney made the motion to approve the application under two conditions:

1. Clarify the right of way (Rogers Rd) on the abutting property
2. Clarify the Town turn around easement at the end of Rogers Rd

It was seconded by Member Bruneau. **Motion passed 6-0**

Acting Chair Currier called PB CASE #WT2020-602: Applicant Industrial Tower & Wireless, LLC have applied for a Wireless Telecommunications Facilities in which they seek approval to place a 140 ft. communications tower on the property of the Bosiak Family Real Estate, LLC having a mailing address of 125 Upper City Road, Gilmanton, NH. Said property is located on Tax Map 426 Lot 002, having a physical address of 125 Upper City Road, Gilmanton, N.H. and consisting of 323.00 acres in the Rural zoning district. Land Agent representing this case is Fieldstone Land Consultants, PLLC.

Representative Kevin Fadden is here to request a conditional use permit for a 140' telecommunications monopole on property owned by the Bosiak Family Real Estate, LLC. He is also requesting a recommendation from the Planning Board to the Board of Selectmen to approve construction on a private road. This tower would tie into the approved tower on discontinued Bean Road and with a newly approved tower in Barnstead. Mr. Fadden described the location of the proposed tower on Upper City Road. The site will include a 100' X 100' compound with a 140' monopole. Mr. Fadden stated they included an article from the American Cancer Society regarding the exposures of cellular towers. As done with the other approved towers, Industrial Wireless would like to schedule day for the balloon float. This would involve floating a 3' red balloon at the site of the proposed tower. Mr. Fadden suggested Saturday, June 20th between 8am and 10am. Board members felt the 20th would not allow much time for notice. The agreement was to hold the float mid-week on Tuesday, June 23rd; having June 24th as a rain/wind date. Member Buttrick did not believe the site lines would affect views in Gilmanton, however, those in Pittsfield may see the tower. Surrounding towns were notified of the application as required by the Regional Impact notification. Locations were discussed to capture pictures of the balloon float; including Province Rd, just before going into Barnstead, on Upper City Rd towards the site, Rollins Pond, Apple View Orchards in Pittsfield.

Acting Chair Currier called for questions or comments from the public. There were no members of the public present or on conference call. Admin. Daigneault stated the Trustees of the Cemeteries wished to make the applicant aware of the Wilson Hill Cemetery located on the subject property. They did not feel the scope of work would affect the cemetery but they did want the applicants aware of its location.

Member Mahoney made the motion to accept the application. It was seconded by Member Buttrick. **Motion passed 6-0**

Discussion from previous page continued

Planner Fougere made the following recommendations:

1. BOS permission to use the private road
2. Fix the name of the road from Wilson Hill Road; it should be Sanborn Hill Rd
3. Input from the road agent
4. The balloon test as scheduled

Mr. Delaney requested to add June 25th as a secondary rain/wind date to the announcements. Members agreed.

Member Mahoney made the motion to continue the hearing to July 9, 2020. The motion was seconded by Member Bruneau. **Motion passed 6-0**

Other Business:

- Acting Chair Currier read a resignation letter from Chairman Michael Jean. The Board thanked Mike for his service.
- Appointment of Chairman- Member Bruneau made the motion to appoint Member Buttrick as Chairman. The motion was seconded by Member Sisti. **Motion passed 5-0**
- Appointment of Vice Chair- Member Buttrick made the motion to appoint Member Mahoney as Vice Chairman. The motion was seconded by Member Bruneau. **Motion passed 5-0**
- Lakes Region Planning Commission Representative – Member Bruneau volunteered to be the representative.

E. Minutes- May14, 2020

Selectman Rep. Warren corrected the omission of his name as an attendee of the May 14, 2020 meeting. This will be adjusted on the draft minutes. Member Sisti made the motion to accept the minutes of May 14, 2020 as amended. The motion was seconded by Member Bruneau. Member Mahoney abstained as he was not present. **Motion passed 5-0 in favor**

b. Old

- Acting Chair Currier stated the Board had decided a few months back to eliminate the 4:1 ratio rule in the Subdivision Regulations. This is something the Board waives on a regular basis. Members had been in agreement after public hearings of the Subdivision Regulations but had not made the final vote.
Member Buttrick made the motion to eliminate the 4:1 ratio from the Subdivision Regulations. The motion was seconded by Acting Chair Currier. **Motion passed 6-0**

Selectmen Rep. Warren wished to inform the Board the Lakes Region Planning Commission will be completing a road study. He believes the Planning Board should be involved in these discussions.

Members discussed concern with the Four Corners intersection. Selectman Rep. Warren stated the BOS have been in discussion with NHDOT for a temporary fix to the intersection until the LRPC can implement a better configuration as part of the 10-year plan.

Members discussed scheduling a meeting with ZBA to discuss the Zoning Ordinances. They wish to engage with the ZBA and public to work on potential warrant articles. Admin. Daigneault will reach out to the ZBA for potential meeting dates.

F. Adjournment

Member Buttrick made the motion to adjourn. Member Bruneau seconded the motion. **Motion passed 6-0**

Respectfully Submitted,
Bre Daigneault, Planning Administrator

Authorized by



Chairman Roy Buttrick

Date:





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ATTENDANCE SIGN-IN

Thursday, 6/11/20

PRINT

ADDRESS

Penelope M

online

Mark Mallory

online

Bryan Bailey

in person

Kevin Fadden ITW

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Kevin Delaney ITW

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