



**Town of Gilmanton, New Hampshire
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 August 13, 2020

A. CALL TO ORDER- Chairman Buttrick opened the meeting of August 13, 2020.

B. ROLL CALL

Member Shane Bruneau, Chair Roy Buttrick, Vice Chair Bill Mahoney, Member Brett Currier, Selectmen's Representative Mark Warren, and Planning Administrator Bre Daigneault were present at this meeting. Member Vincenzo Sisti was absent. There were five members of the public present.

C. SALUTE TO THE FLAG

D. Public Hearings-

a. New-

PB CASE #CC2020-301

William Joyce, on behalf of Baxterowen, LLC, requested the preliminary consultation to inquire if the board would be acceptable to waiving the required perk tests for a minor subdivision. The property consists of 111.6 acres in the Rural zone with over 1,800' of road frontage. His proposal would be to divide the lot in half. He has no plans to build on either lot at this time. Member Currier stated the cost of a perk test is not that expensive. He feels this is a requirement for anyone requesting a subdivision and it would not be fair to others. Chair Buttrick inquired if Mr. Joyce had reviewed the subdivision check list. He had not. Selectmen's Rep. Warren recommended Mr. Joyce review the subdivision requirements. He stated the board is looking out for the owner's best interest to have a viable lot. He agreed with Member Currier that if the test pits were not expensive, they should be completed. Chair Buttrick reiterated to Mr. Joyce to review the subdivision checklist and adhere to the requirements. Mr. Joyce stated he would probably not be moving forward with the subdivision at this time.

Member Currier recused himself from the next case.

PB CASE #SUBMIN2020-505- Jeff Green, the land surveyor, presented the minor subdivision of property owned by Brett & Brenda Currier. The proposal is to subdivide 24.4 acres into two lots, one consisting of 10.912 acres, the other being 13.486 acres with the property owner's existing home. Mr. Green stated the contours did not print on the plans submitted, but they have been done and he will re-print the plans with the contours. They have received a State DOT permit for the secondary driveway. There is a location on the lot to run the driveway in up to a flat buildable area. Chair Buttrick inquired if Mr. Green had reviewed the Steep Slope Ordinance. Mr. Green stated he had. He does not feel the amount of terrain to be disturbed

would meet the Steep Slope Ordinance. Admin. Daigneault had received prior confirmation from Planner Mark Fougere, that this ordinance did not pertain to this subdivision. She read from Planner Fougere's recommendations: Add the Planning Board signature block, submit test pit data, add the contours, and set bounds prior to recording. Chair Buttrick opened the hearing to the public. There were no comments.

Member Bruneau made the motion to accept the application as complete. Chair Buttrick seconded. **Motion passed 4-0**

Selectmen's Rep. Warren made the motion to approve the application with the following conditions:

1. Contour lines be added
2. PB signature block
3. Test pit data be submitted

Member Bruneau seconded. **Motion passed 4-0**

Member Currier rejoined the board.

PB CASE #SUBMIN2020-506- Land surveyor, Jeff Green, presented on behalf of property owner Francois Pellerin. The proposal is to subdivide a 2.007 acre lot leaving 13.5 acres with the existing home. There is already an existing driveway on the new lot and a well. Chair inquired as to the well radius encroaching over the proposed property boundary. Mr. Green stated this was to keep the new lot rectangular. They could issue a well release. Mr. Green said there would be underground utilities run from the existing transformer. Chair Buttrick inquired about the shed on the new lot. Mr. Green stated the shed is to be moved to the existing lot. There is not a wetlands stamp on the plan, however, he did submit a letter from a wetland's scientist stating there was no wetlands on the property. He could add the wetlands stamp to the plan. Member Currier inquired as to the location of the driveway on the new lot. Mr. Green stated it is an existing driveway and he would add the location to the plan. Chair Buttrick asked Admin. Daigneault if Planner Fougere had submitted any recommendations. She stated the planner requested DES subdivision approval, planning board block approval, submit test pit data, and town driveway permit. Member Bruneau inquired as to a utility easement for the underground utilities to the transformer. Mr. Green could add a note on the plan if there is to be an easement. Member Currier did not feel how power is run to the lot is a purview of the board. The easement would be between the power company and the land owner. Chair Buttrick opened the hearing to public comment. Abutter Henry Shute stated the request looked good. Admin. Daigneault had received a voicemail late that afternoon from abutter John Bartlett. He did not feel Middle Route had sufficient water supply and adding additional lots would further strain the fire department. Admin. Daigneault had tried to contact Fire Chief Hempel, but had not heard back prior to the meeting. Chief Hempel had received the plan prior to the meeting and had not added any comment. With no other comments, Chair closed the public hearing.

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

Selectmen's Rep. Warren made the motion to approve the application with the following conditions:

1. Well release recorded
2. Wetlands stamp added to the plan with a note stating there were no wetlands found
3. The existing driveway be placed on the plan
4. State subdivision approval

Discussion from previous page continued

5. Test pit data submitted
Member Currier seconded. **Motion passed 5-0**

b. Old-

PB CASE #WT2020-602

Kevin Fadden, representing Industrial Tower and Wireless, has requested a continuance until the September 10, 2020 meeting. He informed Admin. Daigneault that ITW was in the process of working with the abutting property owners who were to be visually impacted by the tower.

Member Currier made the motion to continue the application to the September meeting. It was seconded by Member Bruneau. **Motion passed 5-0**

PB CASE #SPR2020-402: Applicant Gary Anderson requested a continuance until the September 10, 2020 meeting. He does not have his site plan updated.

Member Currier made the motion to continue the application to the September meeting. It was seconded by Chair Buttrick. **Motion passed 5-0**

E. Minutes-

July 9, 2020- Joint Meeting with the ZBA- Member Bruneau made the motion to accept the minutes of the Joint workshop with the Zoning Board on July 9, 2020 as written. The motion was seconded by Chair Buttrick. **Motion passed 4-0 in favor** Selectmen Rep. Warren abstained as he was not present.

July 9, 2020- Planning Board meeting- Chair Buttrick requested additional detail be added to Case #SPR2020-402. He felt there was a lot more said that could have been included. It was verified the case in question started on line 41 of the draft minutes. Members agreed there could be more detail.

F. UNFINISHED BUSINESS

G. CORRESPONDENCE

H. OTHER BUSINESS/PUBLIC COMMENT

Chair Buttrick felt there could be better enforcement on lots with site plan approvals. Member Currier felt the Board should state more clearly to applicants what they are being approved for, what guidelines they must follow, and what the consequences would be if they do not follow the guidelines. Selectmen Rep. Warren stated files should be reviewed for conformity, from there a formal letter of complaint would go to the Selectmen for enforcement. There was agreement that further review should be carried out. Members discussed nominating a member to review the files and send letters to property owners who are not in compliance with their Planning Board approval.

Member Currier made the motion to authorize Chair Buttrick to review Planning Board files and take action for anyone not in compliancy. Member Bruneau seconded. **Motion passed 5-0**

Admin. Daigneault stated resident Marty Martindale (who is in attendance) had submitted a letter of interest to filling the vacant seat on the Board. The Selectmen are requesting a recommendation from the PB. Member Currier stated there had been another letter of interest prior from resident Jake Dalzell. Admin. Daigneault would verify with the Town Administrator regarding Mr. Dalzell's letter. The consensus of the board was to not make a recommendation until both applicants had been reviewed. It was discussed that alternate members are also needed. The board currently has one alternate, Dustin Milliken, whom had not attended any meetings.

Member Bruneau made the motion to remove Alternate Member Milliken from the Board for having more than three unexcused absences. The motion was seconded by Vice Chair Mahoney. **Motion passed 5-0**

Selectmen's Rep. Warren inquired if the board had any recommendations for Mr. Dalzell. There was a brief discussion of both applicants. Chair Buttrick felt Mr. Martindale had experience. Member Currier felt Mr. Dalzell had applied two months before and would more than likely be sitting on the board today. Admin. Daigneault would look into the missing letter of interest and bring back to the board.

Zoning Ordinance- It was decided at the joint meeting with the ZBA each board would discuss potential ordinance updates and meet again in September. Members reviewed the Business Zone. They discussed re-doing the proposed elderly housing ordinance that was voted down the prior year. Chair Buttrick was interested in the elderly housing or 55+ housing, recreation, and campgrounds. Member Bruneau was interested in elderly housing and light business. Member Mahoney agreed with light business. Member Currier would like to see a venue ordinance or function facility, as well as, loosening restrictions in the business zone. Commercial solar farms were discussed. Member Currier suggested not adding an ordinance, forcing the applicant go before the Zoning Board. The board reviewed the master plan survey. The majority of residents at that time, felt Gilmanton should have more low impact business.


Selectmen Rep. Warren suggested the board think about CIP, and whether setting up a subcommittee would be beneficial. It was requested this be placed on the agenda for September.

I. ADJOURNMENT

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

Respectfully Submitted,
Bre Daigneault, Planning Administrator

Authorized by


Chairman C. Roy Buttrick

Date:





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ATTENDANCE SIGN-IN

Thursday, August 13, 2020

PRINT

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Surveor

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