



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 July 9, 2020

A. CALL TO ORDER- Chairman Buttrick opened the meeting of July 9, 2020.

B. ROLL CALL

Member Shane Bruneau, Chair Roy Buttrick, Vice Chair Bill Mahoney, Member Brett Currier, Member Vincenzo Sisti, and Planning Administrator Bre Daigneault were present at this meeting. Selectmen's Representative Mark Warren was absent. There were 16 members of the public present.

C. SALUTE TO THE FLAG

D. Public Hearings-

a. New-

PB CASE #SPR2020-401

Applicant Megan Mellett is proposing a farmer's market on the property of the Gilmanton Year Round Library. She is proposing up to 30 vendors. She is requesting the fees be waived as this is a non-profit and to submit a full-size engineered site plan as there is one on file for the library and her concept will not be adding any permanent structures. Chair Buttrick read the requirements to meet for the conditional use permit. Members felt the application met the requirements. Members inquired whether parking would be an issue. Parking would be on site and over flow parking could utilize the school parking lot across the street if needed.

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

Chair opened the hearing to public comment. Mr. Gary Anderson suggested the applicant contact NHDOT to ensure proper driveway permitting. Mr. John Allen inquired as to the location of the vendors. Ms. Mellett stated the vendors would be located between the library and the road, well within the setback requirements.

Member Currier made the motion to accept the waivers and approve the site plan with the following conditions:

1. The presented site plan showed less than 30 vendors, should more than what is on the site plan be added, the applicant should update the Board with the vendor locations to ensure they meet setbacks.
2. If the farmer's market grows to larger than 30 vendors, the applicant would need to re-apply for site plan approval.

It was seconded by Member Bruneau. **Motion passed 5-0**

PB CASE #SPR2020-402: Applicant Gary Anderson is presenting a site plan review for a contractors yard and an area to park cars. He indicated a relatively flat area on the plan where this would be accomplished. He had cut trees a while back, leaving a tree line on the road front. VC Mahoney inquired as to the electrical contractor on the lot currently. It was clarified, that was a different property owned by Mr. Anderson. The property he is seeking approval on today is further up on Rte 106. Mr. Anderson said he would answer any questions the board had in regards to his other property (located at 136 NH Rte. 106). Member Currier inquired as to the amount of acreage to be cleared. Mr. Anderson stated it was approximately 2-2 ½ acres. He did not feel he would exceed the amount needed for an alteration of terrain permit. Chair Buttrick questioned the appearance of Mr. Anderson's other property (which houses a used car lot among other shops) and inquired how this property would be kept in better repair. Mr. Anderson stated his current proposal would be utilized as a place to keep overflow cars and clean up the appearance of his other property. Chair Buttrick felt Mr. Anderson needed more specifics on his plan. Member Sisti inquired if the area would be paved or gravel. Mr. Anderson responded it would be gravel. Member Sisti is concerned with aesthetics and feels the site plan is vague. All members were in agreement the site plan was lacking details such as fencing, aesthetics, parking area, a buffer, and lighting. Member Currier stated the Board would not have approved Mr. Anderson's site plan on his other property (136 NH Rte 106) had they known it would look the way it does now. Chair Buttrick does not want the lot to look like a junk yard. Members asked for more details on the plan. Mr. Anderson requested clarification; does the board want to see a parking arrangement. Member Sisti would like to see more than just a parking plan. Member Currier concurred, there needs to be more details. He would like to know what type of security would be in place for the parked cars. Mr. Anderson stated the town would get more revenue once developed, as the land is in current use. Admin. Daigneault clarified the how the land use change tax would be administered. Member Currier inquired as to Mr. Anderson's proposal with the Zoning Board. Mr. Anderson stated he will be requesting a variance for a solar farm and billboard with the ZBA. The solar area would be fenced and the company would be running three-phase power into Gilmanton. Member Sisti stated he is for solar, however, he wants to make sure it is done properly. He feels this land is prime commercial property and doesn't believe this would be the highest use for the land. Member Currier felt Mr. Anderson had a lot of proposals without a lot of information. He also did not agree with the use of treated soils on the land. Member Currier would like to see the entrance, parking, fencing, and lighting on the plan. He would like more details on the type of cars that would be parked there, as he does not want to see it turn into a scrap yard. Member Bruneau read from recommendations submitted by Planner Mark Fougere. These included a NHDOT driveway permit (applicant does have, it is just not shown on the plan), recommends the applicant hire an engineer or surveyor to draw plan, meets State regulations, plan for aesthetics, and ZBA approval for the billboard. Member Currier inquired as to sewer and water on the lot. Member Sisti reiterated, there was not enough information. The condition and look of his other property was again discussed. Mr. Anderson stated part of the parking on his proposal would be for overflow parking for the car dealership to help clean up his other property. Mr. Anderson inquired as to a list of items the board would like to see on the plan. Member Sisti felt that moving the cars that caused the eye sore from one lot onto another lot does not alleviate the problem. The board did not feel the site plan was complete. Members discussed whether to accept the application. Mr. Anderson inquired as to what the board wanted to see on the plan. He felt the board should accept the application or provide more detail as to why it was not being accepted. Member Currier did not feel the plan was complete. Chair Buttrick felt the application should be continued to allow the applicant to improve his site plan.

Member Currier made the motion to continue the application to the August meeting so Mr. Anderson could complete the site plan with more details. It was seconded by Member Bruneau
Motion passed 5-0

PB CASE #LLA2020-702

Mr. Robert McWhinnie, Jr. described the lot line adjustment between his property located at 100 Meeting House Rd and his abutter, Mr. Andrew McWhinnie at 88 Meeting House Rd. The adjustment would alter each lot by approximately a quarter of an acre. Both lots would continue to meet minimum road frontage and minimum lot size. Members felt this adjustment was not causing either lot to be non-conforming and did not have any issues with the plan itself. It was noted by Planner Mark Fougere that note number 2.1 on the plan needed to be corrected to indicate the minimum lot size.

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

Chair opened the hearing to public comment. There was none.

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

PB CASE #SUBMIN2020-504

Representative Craig Bailey presented the proposed minor subdivision on behalf of property owner Joseph & Belinda Cotton. They are requesting to create a 5.28 acre lot, leaving the remaining lot of approximately 16 acres with the current residence and outbuildings. Both lots meet minimum road frontage and minimum lot size. Member Currier inquired if there was a driveway permit for the new lot. Mr. Bailey stated they have applied for one and are in the process of receiving it. Member Currier inquired as to the snowmobile trail which runs through the new lot. Mr. & Mrs. Cotton stated the trail would be moved from its current location but would remain on the lot. Mr. Bailey received a list from Planner Fougere as to items missing from the plan and whether these would be added or if he was requesting a waiver for any of them. Mr. Bailey reviewed the list and stated they would be updated on the plan.

Chair Buttrick opened the hearing for public comment. There was none.

Member Currier made the motion to accept and approve the application with the added notes. Member Sisti seconded. **Motion passed 5-0**

b. Old-

PB CASE #WT2020-602

Kevin Fadden, representing Industrial Tower and Wireless, presented the results of the balloon test on map and lot 426-2. The test took place as scheduled on Tuesday, June 23, 2020 from 8am to 10am. The balloon was floated 140' in the air at the exact location of the proposed tower. Photos were taken of the balloon at different areas that may be visually affected. A tower was simulated into the photos to provide a more accurate representation. I was described where the balloon could and could not be seen.

Chair opened the public hearing. Resident Paula Gilman voiced her objection to the tower location. She drives by this area daily and does not want to see a tower. She has reviewed reports with the historical society and feels they are opposed. Additionally, the lower Gilmanton area has historic culture the tower would ruin. Resident Meredith Tonnesen's home is less than

½ mile from the location. She had been out of Town during the first hearing and just recently returned to find the notice. She has the oldest surviving home in Gilmanton. She feels the tower will decrease her property value, as it will impede her views. Roughly 1/3 of the tower, approximately 50', will be visible at all times. Mrs. Tonnesen does not believe the location meets the CUP criteria. The tower would be set in a field, not in the trees. It does affect the character of the neighborhood. It will not benefit the citizens of Gilmanton. The coverage map shows only about 1/3 of the coverage benefits Gilmanton, the remainder benefiting surrounding towns. Additionally, she does not feel the coverage is poor in that area, as she does not have any problems with cell service. Additionally, this site is within close proximity to the approved tower on Bean Rd. Resident Jane Sisti reiterated others concerns. She had witnessed the balloon test and did not feel the pictures showed a true representation of how high the balloon was in the sky. Mrs. Tonnesen had seen additional pictures, she believes, by the Historic Architectural Reconnaissance, which showed the balloon much higher. Resident Glenn Tonnesen has spoken with others in the area and no one stated they had troubles with cell phone service or 911 calls. Resident Thom Dombrowski inquired if the tower could be placed further back on the property. Chair Buttrick drives this route often and felt the service stopped in Loudon, not in Gilmanton. Kevin Delaney, Engineering and regulatory compliance manager for ITW, did hire an outside company to see how this would impact historic areas, they are awaiting the results in the next 30-60 days. This is required and should they fail, the project cannot move forward. The consultants do have an appointment to meet with the cemetery trustee to verify the impact. The coverage studies done show there is a lack of coverage in that area. He agreed some of the coverage would benefit surrounding towns, but the good majority would be a benefit to Gilmanton. Towers can be placed closer together based on terrain. Vice Chair Mahoney inquired to Mr. Dombrowski's question of moving the tower back. Mr. Delaney stated they did look at alternative locations on the property, however they would not fill the gap in service. Mr. Tonnesen respectively asked the board to not make a decision until the results of the studies are in. He feels there are better areas for the tower to be placed. Mrs. Sisti added if towers were placed every 3-4 miles in Gilmanton, it would change the whole character of the town. Ms. Gilman handed Chair Buttrick a history of the area and the cemetery. Chair Buttrick closed the public hearing.

Member Currier stated he didn't have concerns with the proximity to the cemetery or having a tower in lower Gilmanton. He did, however, have a problem with the view and ruining property values. He thinks there could be a better spot. Member Sisti inquired as to the discrepancies between ITW's photos and those taken by the historic society. Ms. Gilman presented the pictures. Member Sisti also asked ITW if they had brought the wild life study he requested. Mr. Delaney presented them. He did not feel the balloon shows an accurate representation. Members discussed the height above the trees. Member Bruneau stated the tower would need to stick that far above the trees in order to accommodate the arrays. Chair Buttrick felt he would like additional documentation, including the completed historical study. Mr. Delaney can have a more detailed study brought to the next meeting. Member Currier felt the adverse effect to Mr. & Mrs. Tonnesen's property was his big concern. Members discussed their concerns with the tower location and whether to continue the application or to deny the application. Mr. Fadden added they could provide some sort of disguise for the tower. Members were not in favor of the fake tree look. Members Currier and Sisti felt they had their minds made up and didn't think further documentation would affect their decisions. Admin. Daigneault reminded the board they could only deny the application if they felt the conditional use criteria were not being met. The board reviewed the conditional use conditions. Many felt the application may not meet the conditions. Chair Buttrick felt he would like to see the additional studies before making a decision.

Chair Buttrick made the motion to continue the application to the August 13, 2020 meeting. Member Sisti seconded. **Motion passed 4-1 in favor**

E. Minutes- June 11, 2020

Chair Buttrick made the motion to accept the minutes of June 11, 2020 as written. The motion was seconded by Member Sisti. **Motion passed 5-0 in favor**

F. UNFINISHED BUSINESS

G. CORRESPONDENCE

H. OTHER BUSINESS/PUBLIC COMMENT

I. ADJOURNMENT

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

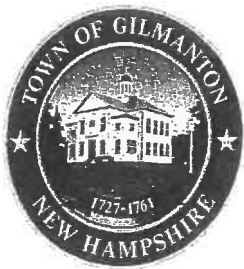
*Respectfully Submitted,
Bre Daigneault, Planning Administrator*

Authorized by


Chairman C. Roy Buttrick

Date:





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ATTENDANCE SIGN-IN

Thursday, 7/9/2020

PRINT

ADDRESS

John Allen

Megan Mellett

Zach Mellett

Gary Anderson

Bob McWhinnie

Kevin Delaney & Kevin Fadden

Thomas & Glenn Meredith

Joseph & Belinda Cotton

Craig Bailey

Thom Dombrowski

Paula Gilman

Sara Sisti

Rick Vacci