



**Town of Gilmanston, New Hampshire**  
**Planning Board**  
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## **PLANNING BOARD MEETING**

### **Minutes of May 13, 2021**

**A. CALL TO ORDER-** Chairman Buttrick opened the meeting of April 8, 2021 at 6:00pm.

#### **B. ROLL CALL**

Member Brett Currier, Member Jake Dalzell, Vice Chair Vincenzo Sisti, Chair Roy Buttrick, Selectmen Rep. Mark Warren, Member Marty Martindale, and Planning Administrator Bre Daigneault were present at this meeting. Member Bill Mahoney was not present.

#### **C. SALUTE TO THE FLAG**

#### **D. Public Hearings-**

##### **a. New-**

**PB CASE #SPR2021-402:** Applicant Julie Sforza-Smith and agent Claire Wilkens representing Gilmanston Youth Organization, on behalf of property owner the Town of Gilmanston, are requesting a Site Plan Approval to add a basketball court and additional parking area. The property is located at 182 Allens Mill Rd, known as map and lot 413-060 in the rural zone.

Ms. Sforza-Smith and Ms. Wilkens presented the plans for adding a basketball court with additional parking. They described the design elements and construction materials. VC Sisti inquired of any outdoor lighting. There would be lighting; they are still working on the details but plan for either sensor based or timer-based lighting. The lighting will be regulated and not left on at all times. SR Warren asked if the GYO had enough funds to complete the project for this year. GYO had received the majority of money in grants, has fundraised the majority of the rest, and plans to make the difference in fundraisers this spring/summer. Member Currier made a motion to accept the application as complete. VC Sisti seconded. **Motion passed 6-0**

Chair Buttrick opened to public hearing.

Abutter Mr. Baker inquired if there would be leagues utilizing the court, how this would impact traffic on Allens Mill Rd, if there are any mitigation efforts in place to keep the speed down, and if the lighting would be left on. The expectation is children's games, they do not anticipate many night games. Trash is carry-in, carry-out. They do not see a big impact on trash. They currently do not have any problems with trash at the park. Any games involving lighting will be scheduled events, not open court. They do not expect adult leagues, it is for children's programming.

Chair Buttrick closed the public hearing.

Member Martindale made the motion to waive the \$200 site plan review fees as GYO is a non-profit. Member Dalzell seconded. **Motion passed 6-0**  
Member Currier does not see any negative impact with the proposal. He does not feel GYO is the cause of any speeding or garbage on Allens Mill Rd. That would be a law enforcement issue.

Member Currier made the motion to approve the application. VC Sisti seconded. **Motion passed 6-0**

**PB CASE #SUBMIN2021-501:** Property owners Thomas and Barbara Reed as Trustees of the T & B Reed Revocable Trust 1/24/14 are applying for a Minor Subdivision to their property located at 205 Sargent Rd in Gilmanton, NH, known as map and lot 405-057. The proposal would subdivide 12.99 acres with existing dwelling leaving 38.27 acres of vacant land. The property is located partially in both the Conservation and Rural Zones.

Agent Wayne Morrill of Jones & Beach Engineering, representing the property owners, presented the 1-lot subdivision. They are requesting two waivers. One being the location of perk tests and test pits for the 30,000 square foot buildable area on the vacant lot. Additionally, to waive the soil and wetlands delineations of the entire parcel; they have located them to a vast area on the front portion of the lot. Member Currier inquired as to the reasoning behind waiving the 30,000 sq/ft area. Mr. Morrill felt the lot at 38 acres is so large in size, it would accommodate a building area. Admin. Daigneault made the PB aware that Planner Mark Fougere, whom was not present, did not have any concerns with the proposal nor any issues with the waiver requests. SR Warren ask of the lot shape; being long and narrow. Mr. Morrill stated the area around the house equates to approximately 2 acres, however they made the lot 12 acres to keep it in current use. There was a brief discussion of "spaghetti shaped" lots (long and narrow). Member Currier made the motion to accept the application as complete. Member Dalzell seconded. **Motion passed 6-0**

Chair Buttrick opened to public hearing. There were no comments.  
Chair Buttrick closed the public hearing.

Member Currier made the motion to accept the waiver of the test pits. Chair Buttrick seconded. **Motion passed 6-0**

Member Currier made the motion to accept the waiver for the wetlands delineation of the entire lot. VC Sisti seconded. **Motion passed 6-0**

Member Martindale made the motion to approve the application as submitted. Member Dalzell seconded. **Motion passed 6-0**

**b. Old-** Admin. Daigneault gave the PB a brief update to the progress of the Bear Investment property on 136 NH Rte 106. The Board is awaiting the Code Enforcement Officer's report after the inspection. The Fire Chief/Health Officer has not yet inspected the property. The owner has stated the tenant in the illegal apartment had vacated. The owner is finalizing the new site plan, including having the wetlands delineated.

#### **E. Minutes-**

April 8, 2021- VC Sisti made the motion to accept minutes as written. Chair Buttrick seconded.  
**Motion passed 6-0**

**F. UNFINISHED BUSINESS**

**G. CORRESPONDENCE**

**H. OTHER BUSINESS/PUBLIC COMMENT**

**a. Site Plan Review Regulations**

- Section VII- Chair Buttrick was concerned with the wording for Water Supply and Sewage Disposal Systems. He felt it left interpretation too vague. Members discussed whether an existing system should have an unexpired approved design on file or an inspection and certification from a licensed septic designer. Members would work on the wording and review further
- Outdoor Event Venue- Now that the Zoning Ordinance passed to allow an outdoor event venue, the board must adopt site plan regulations. They reviewed a draft regulation. Members discussed the definitions of Minor versus Major Events, whether to require fields be returned to their natural state after vehicle parking, and if a professionally engineered site plan is necessary.

**I. NON-PUBLIC**-Pursuant to RSA 91-A:3, II(e) Litigation  
There was no non-public.

**J. ADJOURNMENT**

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

*Respectfully Submitted,  
Bre Daigneault, Planning Administrator*

Authorized by   
Chairman C. Roy Buttrick

Date: 