



TOWN OF GILMANTON
PLANNING BOARD
Academy Building - 503 Province Road
Gilmanon, NH 03237
603-267-6700
planning@gilmantonnh.org

APPROVED

PLANNING BOARD MEETING Minutes of June 10, 2021

A. CALL TO ORDER- Chairman Buttrick opened the meeting of June 10, 2021 at 7:00pm.

B. ROLL CALL

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

C. SALUTE TO THE FLAG

Admin. Daigneault announced the resignation of Member Bill Mahoney effective immediately. Chair Buttrick wished to pass a letter of appreciation to the former member.

D. Preliminary Discussion

a. CC2021-301: Property owners Richard J. Jr and Ruth D. Puleo, as trustees of the Ruth & Richard Puleo Living Trust, are requesting a preliminary discussion on a potential 1-lot subdivision. The property is located on 1742 NH Rte 140 in Gilmanon, consisting of 5.6 acres in the Village Zone.

Mr. Puleo gave a brief history of the property and described where he would be proposing to subdivide vacant land from the lot with existing house. In addition to the parcel they are proposing to subdivide, they also own a wood lot across the river, indicated as lot 16 on the tax maps. It was discussed whether there was enough land after meeting the setbacks to meet the required 30,000 square foot building area. Admin. Daigneault had consulted with Planner Mark Fougere about merging the two lots to be able to make the building area. They found the existing snowmobile bridge would need to be engineered to hold emergency vehicles to access the wood lot. The property owners are not looking to develop the land. S.R. Warren inquired if this lot was to remain for recreational or conservation use. Mr. Puleo affirmed; they do not wish to develop the lot and wish to keep it for recreational use. The existing property boundaries were discussed. Member Currier suggested completing a boundary line adjustment between lots 15 and 16. Admin. Daigneault would verify with Planner Fougere if this was a viable option. Admin. Daigneault suggested the owners give themselves a right of way or easement over lot 15 to access lot 16. More information would be researched to determine if a boundary line adjustment could be completed on parcels separated by a river.

E. Public Hearings-

- a. **New-** None
- b. **Old-** None

F. . Minutes- May 13, 2021- VC Sisti made the motion to approve minutes as written. SR Warren seconded. **Motion passed 5-0**

G. UNFINISHED BUSINESS

H. CORRESPONDENCE

I. OTHER BUSINESS/PUBLIC COMMENT

- Admin. Daigneault distributed a version of another town’s sign ordinance. This could be a good starting point for the board to start redrafting the sign ordinance. Items such as setbacks, time limitations, size requirements, and allowable zones could be altered to better fit Gilmanton.

a. Site Plan Review Regulations

- Outdoor Event Venue- SR Warren questioned whether the time period in section C-1; does the applicant need to come in every year after the first year. VC Sisti concurred. He felt they could have the applicant return after the first year for review, but not each year after that. Member Currier felt once the permit was received, the applicant should not need to come back to the board unless they make changes. There was discussion of proposing impact fees or yearly renewal fees. This could offset impact on the roads from additional traffic and emergency services. Discussion continued on whether or not to implement a yearly fee. It was decided to add to section C-7: a police detail may be needed at the discretion of the police chief and cost to the applicant. Member Currier recommended requiring all applicants have a commercial dumpster on site. It was further discussed a commercial dumping contract must be supplied. This would prevent commercial dumping at the town recycling center. Members agreed section C-4 could be reworded to state any fields used for parking would be restored to the owner’s satisfaction. The setback being 1,000’ from the property line was discussed. Members agreed to add a waiver for this requirement with the abutter’s consent. VC Sisti inquired of the parking section. Admin. Daigneault recommended updating section IX, table 1: *Parking Requirements* to include minimum parking required per person for Outdoor Venue. Member Currier discussed ensuring parking be contained solely on the site; there will be no parking on the side of roads or right of ways. A section on the use of portable toilets could be added to allow the use beyond the provisions of Article III:A: *Sanitary Protection* in the Zoning Ordinances. A requirement for proof of septic disposal would be required. Section C-7 gives emergency personnel (fire, police, etc.) the ability to regulate and make recommendations concerning safety concerns.

J. NON-PUBLIC- None

K. 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: _____