



Town of Gilmanton, New Hampshire
Gilmanton Planning Board
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Michael Jean, Chair
Gary Anderson, Vice Chair
Gabriel Jerome, Member
Roy Buttrick, Member
R.J. Ilg, Member
Shane Bruneau, Member
Marshall Bishop, Selectmen Rep
Michael Wilson, Alt. Selectmen Rep
Mark Fougere, Certified Planner
Bre Daigneault Planning Admin

Minutes of October 11, 2018

APPROVED

Roll Call

Chairman Michael Jean called the meeting to order at 7:18 p.m., Selectmen Representative Marshall Bishop, Member Shane Bruneau, Member Gabriel Jerome, Vice Chair Gary Anderson, Certified Planner Mark Fougere, Planning Clerk Bre Daigneault, and Chair Michael Jean, were present at this meeting. Nine members of the public were present.

Minutes-

Selectmen Rep. Marshall Bishop made the motion to accept the minutes of September 13, 2018 as submitted. The motion was seconded. ***Motion passed 4-0.*** Member Gary Anderson abstained as he was not present.

PB Case #WTF2018-1000: The representative of Industrial Tower and Wireless, LLC (ITW), Kevin Fadden, joined by Kevin Delaney and Richard Voci, started the presentation to seek a conditional use permit and site plan approval for a wireless cell tower, located on the land of Charles Price, Map 415 and Lot 27. Mr. Fadden recapped at the September 13, 2018 Planning Board meeting, the Board requested ITW to complete a balloon test with photographs from 4 sites in the Town: in front of the proposed site, from the school & library, from Frisky Hill, and from Halls Hill in the Iron Works. Mr. Fadden presented plans with the results of the balloon testing completed on Saturday, September 29th from 8am until 10am. The weather was clear with no wind to allow a good representation of the proposed tower location. The plans presented included pictures of the balloon at the proposed tower location. Images of a tower were electronically imposed to give a realistic view of the site line. Selectmen's Rep. Marshall Bishop inquired if there had been any public comments or complaints. Clerk Bre Daigneault answered that she had not received any comments. Mr. Charles Price commented he went to Halls Hill and could barely see the balloon with binoculars. Kevin Fadden continued by showing there was no sight of the balloon from the school nor the library. Mr. Fadden requested the approval of the Board, so they can proceed with the project. Chairman Michael Jean called for any questions or concerns from the Board members. Member Shane Bruneau questioned the color of the tower. He was looking for a color that would be more inconspicuous, could a flat brown be possible. Kevin Delaney commented the brown would be more noticeable in the skyline. The grey is dull and blends into the skyline better. Vice Chair Gary Anderson questioned the carriers that would be on the tower. Kevin Delaney listed the providers that are

licensed in this market: Verizon, AT & T, US Cellular, T-Mobile, and Metro PCS. Selectmen Rep. Marshall Bishop would like to make a recommendation to keep it the dull grey. Planner Mark Fougere requested the components be dull grey finish as well as the main monopole. Chairman Michael Jean opened the discussion to the public for any comments. Resident Becky Ronstadt inquired if the Town would be receiving any funds or compensation for the tower. Also, if the reasoning for the color of the tower is to make it less visible or more visible for aircraft. Planner Mark Fougere replied there is FAA requirements for cell towers, this project does not require lighting. If it were near an airport or flight pattern, then lighting would be required. The FAA has signed off on the project that no extra requirements are necessary. The color is to blend in with the surrounding trees and the skyline. The compensation received by the Town would be property taxes. Planner Mark Fougere commented on requiring possible restrictions to mandating trees and the removal of trees around the tower. Selectmen Rep. Marshall Bishop mentioned the only concern at the last meeting was from a resident concerned about the radio frequencies. There had been no further public comment regarding the frequencies. Vice Chair Gary Anderson asked Planner Mark Fougere how he has seen other towns handle the concern with the potential clear cutting of the property in the future, making the tower more visible. Planner Mark Fougere replied with one instance, a town restricted the owner from cutting no more than half of the existing trees from the lot. Kevin Fadden spoke of placing brush or trees around the base should the parcel be clear cut, but he does not see that being an issue at this particular site. He recommends not putting restrictions on the land. The owner's use the land for their maple sugar production and would continue to keep the property working as usual. Kevin Fadden would agree to re-plant in their lease area in the event a clear cut was ever done. Chairman Michael Jean recommends no restrictions on the land but to impose a requirement to ITW to cover the base of the tower should it ever become visible from the road. Planner Mark Fougere recommends stipulations prior to the Board making a motion:

1. All components be grey, as close to the color of the tower as possible
2. Still waiting for written evidence that the proposed use of the facility will meet the requirements of NEPA
3. NH driveway permit is issued
4. If the trees around the base of the tower be clear cut that a re-planting plan be submitted to the Board.

Chairman Michael Jean called for a motion to approve with the four (4) conditions stipulated by Planner Mark Fougere. Selectmen Rep. Marshall Bishop made a motion to accept the recommended stipulations by Planner Mark Fougere. Gary seconded. **Motion passed on a vote of 5-0**

It was clarified the motion is to grant approval for the conditional use with the four (4) stipulations as well as approval of the submitted site plan.

PB Case# CC2018-304:

This case was withdrawn by the applicant.

PB Case #CC2018-305: Vice Chair Gary Anderson recused himself, as he is the applicant in this case. Mr. Anderson is the owner of property located at 136 NH Rt. 106, Map 421 and Lot 018. The property is located in the business zone and consists 4.45 acres. Mr. Anderson was not sure if it was necessary to appear in front of the Board, but he wanted to keep them informed. He is intending to add a second car dealership at the location. The property has been approved for a dealership and office space. The use of the property would not change. It was not technically stated he is allowed multiple dealerships. Chairman Michael Jean believes he would need to review the prior approvals. Clerk Bre Daigneault opened the case file to allow the Board and Planner Mark Fougere to review prior approvals. Discussion was made as to whether a site plan was needed on file. Planner Mark Fougere stated it was approved to operate Bear auto with conditions: parking of vehicles for sale allowed in front setback, no for sale signs allowed in front windshields. Mr. Anderson said there were no exclusion as to the amount of vehicles he could have on site. Selectmen Rep. Marshall Bishop questioned whether approval from the ZBA was necessary. Mr. Anderson stated as this is an approved use on the lot in this zone, he did not need approval from the ZBA. Planner Mark Fougere read the minutes of PB meeting held August 11, 2016, which approved the usage of a car dealership. It states the lot had previously been approved 80 cars. Mr. Anderson stated he has cleared trees from a portion of the lot to allow for additional parking. Chairman Michael Jean questioned the logistics of the approval was for *Bear Auto* and if the name effects the approval. Selectmen Rep. Marshall Bishop stated the use of the property will not change. Planner Mark Fougere agreed the approval was for the use and is not dependent on the business name. Planner Mark Fougere recommends a sketch on a 11 X 17 paper indicating the layout of the property to keep on file. Mr. Anderson has previously agreed to submit a map of the parking areas. He had planned to submit it once he clears a second area on the property. Chairman Michael Jean requests something to be placed on file indicating the parking layout for the different businesses.

Vice Chair Gary Anderson rejoined the Board.

PB Case #CC2018-306: With permission from the property owner(s), Laurie Dickson is requesting a discussion for the potential use of residential property as a wedding/function venue. The property is located at 87 Halls Hill Rd, Map 416 Lot 022. The property is currently owned by Roost WSH, LLC and is located in the Rural zone. Ms. Dickson lives out of State and was not able to attend the meeting. Clerk Bre Daigneault recapped the information submitted by Ms. Dickson. Ms. Dickson is looking to purchase the property to use as an event center. Selectmen Rep. Marshall Bishop is there currently a building on the property. Clerk Bre Daigneault confirmed the property is currently comprised of an old farmhouse with a barn. Ms. Dickson intends to use the barn and field for weddings. Selectmen Rep. Marshall Bishop stated she first needs to go to the ZBA to have a kitchen and size of restaurant approved and will need to have the septic reviewed. They will have to get a variance. Vice Chair Gary Anderson, while reading from the zoning ordinances, noted there is not a specific "function hall" use. Planner

Mark Fougere believes this would be a use variance. Approval would be needed from the ZBA prior to Planning Board approval.

Old Business

PB Case# SPR2017-403: The Planning Board requested a review from Rebecca & Robert Ronstadt of their site plan. The property owners received approval from the Board on January 11, 2018 to open a pub/restaurant on property located at 506 Province Rd, Map 127 lot 049. Mrs. Becky Ronstadt presented a copy of the updated site plan to the Board. She has added items to the site plan that were previously requested by the Board for approval. The septic design has been approved and is on file. The new approval numbers are on the site plan. Mrs. Ronstadt discussed the ongoing renovations to the property in preparation of opening the tavern. The upstairs would become living quarters. The owners are not planning to add a kitchen to the second floor. Selectmen Rep. Marshall Bishop believes the home may be required to have its own personal kitchen, as a commercial kitchen cannot be used for personal use. Mrs. Ronstadt stated the building inspector has been in and inspected electrical work. The fire department has inspected the fire alarm system. The driveway permit has been issued. The Board agrees, the updated site plan meets the requirements. Planner Mark Fougere suggested to have the site plan signed at the next meeting.

Other Business

Other

The Board reviewed the request for the restoration of involuntarily merged lots, currently known as 39 Fox Dr, Map 121 and Lot 030. Vice Chair Gary Anderson is recusing himself as he was looking to purchase this particular property. Clerk Bre Daigneault gave a brief background of this property. This property had been foreclosed upon, but the bank only held mortgage to one section of the lot. They had no rights to foreclose upon the section they had not mortgaged and are requesting to have the lots unmerged as it was a forced merger by the Town. Chairman Michael Jean does not see any issues with granting the request. Member Gabriel Jerome made the motion to recommend the Board of Selectmen grant this request to have the lots unmerged. Seconded by Member Shane Bruneau. **Motion passed 4-0**

Vice Chair Gary Anderson rejoined the Board.

Master Plan Discussion

Planner Mark Fougere stated the Master Plan is ready for public hearing at the November 8th Planning Board meeting. The plan had been emailed to Board members for review. All amendments and edits have been added.

Discussion

Board members discussed the need for an ordinance regarding storage containers. Vice Chair Gary Anderson suggested putting a time limit for having storage units on a lot. Chariman Michael Jean discussed setbacks for storage units. Planner Mark Fougere said he could draft a possible ordinance on storage units for review.

Adjournment

Selectmen Rep. Marshall Bishop made the motion to adjourn. Member Gabriel Jerome seconded the motion. ***Motion passed 5-0.***

Respectfully Submitted,
Bre Daigneault, Planning Administrator

Authorized by 
Chairman Michael Jean
Vice Chairman Gary Anderson

Date: 12/19/18