



TOWN OF GILMANTON
PLANNING BOARD
Thursday, July 8, 2021 – 7:00PM
Academy Building - 503 Province Road
Gilmanton, NH 03237
planning@gilmantonnh.org

MEETING MINUTES

APPROVED

A. CALL TO ORDER BY CHAIRMAN

B. ROLL CALL

Member Brett Currier, Member Jake Dalzell, Selectmen Rep. Mark Warren, Vice Chair Vincenzo Sisti, Chair Roy Buttrick, Member Marty Martindale, and Planning Administrator Bre Daigneault were present at this meeting. Present for the Joint Meeting for ZBA was Chair Elizabeth Hackett, Vice Chair Nate Abbott, Members Mike Teunessen, Perry Onion, Leslie Smith, an Alt. Member Zannah Richards. There were six members of the public presents.

C. SALUTE TO THE FLAG

D. PUBLIC HEARINGS- REVIEW FOR REGIONAL IMPACT

a. NEW-

Member Brett Currier recused himself from the Board as the applicant in the first case.

CASE #SPR2021-403: Property owners Brett & Brenda Currier are requesting a Site Plan Review to utilize their property as a Contractor's Yard. The property is located on NH Route 140, identified as tax Map & Lot 413-112 consisting of 14.176 acres in the Village zone.

*Note- Please see minutes of the Zoning Board of Adjustments dated the same for ZBA Case #2021-12.

Property owner Brett Currier explained he is seeking to store construction equipment on his property including two excavators, one mini-excavator, and one 313 cat-excavator. These pieces of equipment usually stay on the job sites but would be on the lot primarily in the winter months. The only materials to be stored outside would be pallets of sewer, drain pipes, culverts, and the like. There would also be a couple of equipment trailers.

Members of ZBA began their portion of the public hearing. Mr. Currier's responses included: he did not have a problem with limiting the access on Mary Butler Lane, he does have a State approved driveway permit on Route 140 with minimum 500' site distances in either direction, the property would become his primary residence, there is a deeded easement around the Mary Butler Homesite, and a buffer of trees would remain on the property. With no public comment, ZBA closed the public hearing and proceeded to deliberate.

Chair Buttrick began the public hearing. Admin. Daigneault stated the Cemetery Trustees are requesting the 50' buffer around the Mary Butler Homesite be shown and noted on the site plan. Though there were no known burial sites on the property, they recommended the owners dig with caution.

Member Martindale made the motion to accept the application as complete. S. Rep. Warren seconded. **Motion passed 5-0**

Chair Buttrick opened for public hearing. With no comments, Chair Buttrick closed the public hearing.

ZBA made the motion to grant the Special Exception with conditions and adjourned.

S. Rep. Warren made the motion to approve the application with the condition the Mary Butler Homesite easement language and dimensions added to the site plan as indicated on the recorded Mary Butler easement plan. Member Dalzell seconded. **Motion passed 5-0**

Member Currier rejoined the board as an active member.

CASE #LLA2021-701: Applicant and Land Agent Brian Crockett, LLS, on behalf of property owner Mark A. Padula is requesting a lot line adjustment with abutting property owner William Gulden as Trustee of the Gulden Revocable Living Trust. The adjustment would transfer 4.0 acres from Map and Lot 412-009 (Gulden) to 412-017 (Padula). The properties are located in the Business zone.

Mr. Crockett presented the lot line adjustment. He stated Mr. Padula currently has 26 acres, the addition of 4 acres would put it over 30 acres, there is no frontage being exchanged, the Gulden property would become 65 acres, and pins have been set. S. Rep. Warren requested clarification on the plan. Mr. Crockett showed the boundary lines to change. Member Martindale inquired if this would become part of the contractor's yard. The applicant affirmed. Admin. Daigneault noted if the contractor's yard were to be expanded, the site plan would need to be updated. It was clarified the 4 acres would not become a separate lot of record. Member Currier inquired any of the land was in current use. Admin. Daigneault stated the Gulden property was in current use, the Padula property was not.

Member Currier made the motion to accept the application as complete. Member Dalzell seconded. **Motion passed 6-0**

Chair Buttrick opened the case to public hearing. With no public comments Chair closed the public hearing.

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

b. **OLD-** None

E. MINUTES OF- June 2, 2021 & June 10, 2021

Member Sisti made the motion to approve the minutes of June 2, 2021 and June 10, 2021 as written.

Chair Buttrick seconded. **Motion passed 6-0**

F. UNFINISHED BUSINESS

G. CORRESPONDENCE

- a. **Letter of Interest to join Board-** Resident Parker Hoffacker submitted a letter of interest to fill the seat vacated by Bill Mahoney. Mr. Hoffacker stated he has been a resident for about 5 years and is looking to have an active roll in the community. Members asked Mr. Hoffacker a few questions and discussed whether his initial roll would be a better fit as an alternate member. It was stated this seat would be going on the ballot in 2022.

Member Currier made the motion to appoint Mr. Hoffacker as a full member of the board. Chair Buttrick seconded. **Motion passed 6-0**

H. OTHER BUSINESS/PUBLIC COMMENT

a. Site Plan Review Regulations

- Section III:B- Change of Use- Adding a requirement for any new commercial enterprise must complete and submit a change of use/tenancy form.
- Section IX- Water Supply & Sewage Disposal Systems- To clarify how an existing septic system would be considered adequate for the proposed use.
- Outdoor Event Venue- Members reviewed the updates as discussed at the June meeting. Members debated the need proposed decibel noise level and whether fireworks should be

added to the regulations.

b. Zoning Ordinance- No discussion

I. NON-PUBLIC

J. ADJOURNMENT

Respectfully Submitted,
Bre Daigneault, Planning Administrator

Authorized by _____
Chairman C. Roy Buttrick

Date: _____