



TOWN OF GILMANTON  
PLANNING BOARD  
**Thursday, August 12, 2021 – 7:00PM**  
Academy Building - 503 Province Road  
Gilmanton, NH 03237  
[planning@gilmantonnh.org](mailto:planning@gilmantonnh.org)

**MEETING MINUTES**

**APPROVED**

**A. CALL TO ORDER BY CHAIRMAN**

**B. ROLL CALL**

Vice Chair Vincenzo Sisti, Chair Roy Buttrick, Member Marty Martindale, Member Brett Currier, Member Jake Dalzell, member Parker Hoffacker, and Planning Administrator Bre Daigneault were present at this meeting. Selectmen Rep. Mark Warren was absent. There were five members of the public present.

**C. SALUTE TO THE FLAG**

**D. PUBLIC HEARINGS- REVIEW FOR REGIONAL IMPACT**

**a. NEW-**

**PLANNING BOARD CASE #SPR2021-404:** Property owners Nathaniel & Elizabeth Abbott as Trustees of the Abbott Family Revocable Trust are requesting a Conditional Use Permit with a Minor Site Plan Review Application to place a Ground Mounted Solar Energy System. The property is located at 158 Halls Hill Rd identified as tax Map & Lot 416-028 consisting of 12.2 acres in the Rural zone.

VC Sisti recused himself from the hearing.

Connor Sanborn, co-owner of Sunflower LLC, representing the property owners is requesting a conditional use permit to place ground mounted solar panels. The purpose is to offset their residential energy bills. There would be an additional five panels placed to the east of the shown arrays.

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

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

Member Martindale made the motion to approve the application with the condition the site plan be submitted to include the five additional panels. Member Currier seconded. **Motion passed 6-0**

**PLANNING BOARD CASE #SPR2021-405:** Property owners Sean K. & Genella C. McDonald as Trustees of the Sean K. & Genella C. McDonald Trust of 2014 are requesting a Site Plan Review for a Contractor's Yard to include a structure for storage and maintenance equipment. The property is located at 1 South Rd identified as tax Map & Lot 421-006 consisting of 1.025 acres in the Business zone.

Land agent Jeff Green representing the property owners described the location of the property. They have received an approved driveway permit from NHDOT. This portion of South Rd is under the control of DOT. The previous owners had received a site plan approval in 2006, which they did not proceed with. They are awaiting DES permit for the wetlands crossing. They are proposing a gravel parking area surrounding the proposed building which will be accessed from all sides. The garage will have parking to the front and an open area to the rear for backing up trucks. The setbacks for

wetlands and boundaries are being met. A waiver for the stormwater management and erosion plan has been submitted with the application. The lot had previously been leveled and contours toward a retention pond. Silt socks would be placed where construction will be taking place. This could be added to the site plan. Member Dalzell inquired of the proximity to the river. Mr. Green stated it was quite a way back. The location of existing tree line is located to the west and south sides of the property, as well as the southeastern corner. Mr. McDonald stated he plans to drive around the building, there would be approximately a 20 foot strip for access. Member Currier inquired if there would be something in place to prevent gravel and/or snow from being plowed into the wetlands. Mr. Green stated there is approximately 20' from the edge of the gravel to the wetlands. The parking lot would drain into the existing retention area. The original contours naturally go into the retention area, away from the wetlands. Member Currier inquired if any materials would be stockpiled on site. Mr. McDonald stated he may have crushed stone or crushed gravel or possibly top soil; there would be no salt on site.

Member Dalzell made the motion to accept the application as complete. Member Currier seconded.

**Motion passed 6-0**

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

Chair Buttrick moved for board discussion. He was concerned with the request to waive the stormwater and erosion control plan given the amount of wetlands. VC Sisti agreed. Mr. Green stated they requested to have the plan waived as the lot had previously been cleared and drainage added. They will be completing only minor changes. Mr. Green referenced the construction notes on the plan (General Notes #12). Member Currier stated this was the time to address drainage. VC Sisti reiterated concern with the amount of wetlands and the proximity to Rocky Pond. Mr. Green stated the drainage would come down through the existing drainage ditches to the existing retention pond. They would not be adding or changing the drainage and there would be temporary erosion controls placed during construction which will follow best management practices. He does not see the need for any additional drainage construction. Member Hoffacker had concern with the potential for fuel or oil saturating the ground. Mr. Green stated the retention pond has natural perks, would capture any spills and silt socks would be utilized to capture the oil. The applicant does not foresee fuel storage but there may be a possibility down the road. Member Dalzell would like to see a stormwater management plan. VC Sisti inquired as to when the retention pond was created and if it was meant for the two properties (the subject and the abutting). Mr. Green responded the retention area was created for the subject property but does receive natural drainage from the abutting property. Mr. McDonald believes the State reclaimed the property, regraded it, and put in the drainage. Member Currier inquired as to the percentage of gravel covering the lot. Mr. Green stated it would be 27,000 square feet, including the building with total percentage being 60%. The existing grade and contours were reviewed. Member Martindale inquired where the gravel and materials be stored. Mr. McDonald explains it would be primarily ledge pack and would not easily erode. Member Martindale stated contractor's yards are not notoriously pretty and requested to keep the contractor's yard presentable. Member Dalzell's major concern is outside contaminants; fuel storage and 55-gallon drums near the wetlands. Member Currier proposed allowing storage of up to 500 gallons in a skid tank within a septic tank. Chair Buttrick also stated it would need to be covered. He inquired if signage locations should be placed on the plan. He asked for board consensus on the drainage. Member Hoffacker felt comfortable with the existing drainage. Member Dalzell was on the fence. VC Sisti felt it was unclear if the current drainage was built properly. Member Dalzell suggested adding a grass berm and riprap running down to the retaining pond. Contours of the lot continued to be discussed along with potential impacts to the wetlands. Members agreed a grass or vegetation berm could be placed. Mr. Green felt the best place for a berm would be along the front

of the property and along South Rd. Chair Buttrick inquired about lighting. Mr. Green felt they could place a note on the plan that all exterior lighting will be downcast.

Member Dalzell made the motion to accept the waiver for the stormwater management and erosion plan contingent on a one (1) foot vegetation berm be placed along the Northerly and Easterly boundaries. Member Hoffacker seconded. **Motion passed 6-0**

Member Martindale made the motion to approve the application with the following contingencies:

1. No more than 500 gallons of fuel can be stored on the property
2. Any exterior lighting must be downcast

Member Dalzell seconded. **Motion passed 6-0**

#### **SITE PLAN REVIEW REGULATIONS- PROPOSED AMENDMENTS**

- **Outdoor Event Venue-** To formulate regulations for the Outdoor Event Venue as found on Article IV, Table 1 of the Gilmanton Zoning Ordinances to establish reasonable, site specific conditions relating to size, scale, number of participants, frequency, and hours of operation. Members discussed whether setting a decibel level would be enforceable and whether it would be necessary. Member Hoffacker questioned who would be taking the decibel reading. VC Sisti stated they had previously discussed this and felt this would be a safeguard. It was discussed whether additional verbiage should be added to the paragraph. Members felt to proceed with as written.
- **Section IX.G Water Supply and Sewage Disposal Systems-** To add that existing septic systems must be evaluated by a NH Licensed Designer of Subsurface Disposal Systems to determine the system is adequate to support the proposed development.  
There were no further amendments.
- **Section III.A Change of Use-** To require any change of occupancy submit a Change of Tenancy/Change of Use form to the Planning Department prior to occupancy.  
There were no further amendments.

There were no members of the public present for the public hearing.

Member Hoffacker made the motion to accept the amendments to the Site Plan Regulations as written. Chair Buttrick seconded. **Motion passed 6-0**

b. **OLD-** None

#### **E. MINUTES OF- July 8, 2021**

Member Martindale made the motion to approve the minutes of July 8, 2021 as written. Chair Buttrick seconded. **Motion passed 6-0**

#### **F. UNFINISHED BUSINESS**

#### **G. CORRESPONDENCE**

#### **H. OTHER BUSINESS/PUBLIC COMMENT**

Admin. Daigneault stated the November meeting was scheduled for the 11<sup>th</sup> which happens to be Veteran's Day. Members decided the meeting would be moved one day in advance to be held on Wednesday, November 10<sup>th</sup> at 7pm.

## I. NON-PUBLIC

### ADJOURNMENT

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

*Respectfully Submitted,*

*Bre Daigneault, Planning Administrator*

Authorized by \_\_\_\_\_  
*Chairman C. Roy Buttrick*

Date: \_\_\_\_\_