



TOWN OF GILMANTON
PLANNING BOARD
Thursday, December 9, 2021 – 7:00PM
Academy Building - 503 Province Road
Gilmanton, NH 03237
planning@gilmantonnh.org

MEETING MINUTES

APPROVED

- **CALL TO ORDER BY CHAIRMAN-** Member Parker Hoffacker, Member Jake Dalzell, Member Brett Currier, Selectman Rep. Mark Warren, Chairman Roy Buttrick, and Member Marty Martindale were present along with staff member Bre Daigneault. Vice Chair Vincenzo Sisti was absent. There were nine members of the public present.
- **ROLL CALL**
- **SALUTE TO THE FLAG**
- **PUBLIC HEARINGS- REVIEW FOR REGIONAL IMPACT**

a. **NEW-**

Private Road Agreement: Property owners Jillian A. Parker and Timothy Hanna are requesting a private road agreement with the Selectmen to build on the Class VI portion of Sawtooth Rd. to a parcel identified as tax map and lot 410-025. Pursuant RSA 674:41, the Selectmen shall request the Planning Board review and comment on the application to determine whether the private road meets minimum standards for year-round access by emergency vehicles.

S.R. Warren inquired what the owners felt may be the challenges to the property. Mr. Hanna did speak with the road agent and discussed the road specifications. The main challenge would be bringing it up to standards. S.R. Warren inquired if the owners had spoken to safety personnel. Mr. Hanna discussed the road width and turn around with the road agent to allow for safety vehicles. The road would be brought up to class V standards. Member Dalzell confirmed with the property owners that they would be extending passed the driveway to allow for a turn around. Mr. Hanna stated the property is 208' from the end of the class V road. Member Currier stated care would need to be taken when removing large trees from the roadside. Member Dalzell asked if they would be contracting the work. Mr. Hanna stated they would be hiring out. The Planning Board recommends the following:

- Follow recommendations from the road agent and the road specifications as written in the Subdivision regulations
- The road be 20' wide
- Extend the culvert to 40' to compensate for a turn around
- Stone walls are not to be removed with exception for a driveway entrance
- Meet with fire chief to ensure turn around is sufficient
- Drainage is installed properly

- Road fabric be in place
- Specifications be submitted with the road agreement to the BOS
- The development be monitored and inspected by a person of the Selectmen's choosing to ensure compliancy (road agent, contractor, etc)
- Care should be taken when removing large trees from the roadside
- Building permit is not issued until the road has been completed

CASE #SPR2021-409: Property owners Andrew and Anne Bartlett of the Anne Marie Bartlett Rev. 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 111 Griffin Rd. in Gilmanton, known as map/lot 423/050, located in the Rural zone.

On behalf of the property owners, Lydia Cahan, presented the case. The arrays would be placed behind the house and would be well hidden from the road.

Chair Buttrick made the motion to accept the application as complete. Member Hoffacker seconded. **Motion passed 6-0**

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

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

CASE #SPR2021-410: Applicant Kyle Greene of Sunrun, on behalf of property owners Patrick and Heather Bolduc, is 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 1121 Middle Route in Gilmanton, known as map/lot 404/017, located in the Conservation zone.

The applicant was not present. The board continued the case to the January 13th meeting.

CASE #SUBMIN2021-502: Applicant Paul Zuzgo, on behalf property owners Robert & Laurie Henderson, is applying for a Minor Subdivision to their property located at 120 Middle Route in Gilmanton IW, NH, known as map and lot 409/076. The proposal would subdivide 5.04 acres leaving 117.09 acres with existing dwelling. The property is located in the Rural Zone.

Mr. Zuzgo stated this was a pretty simple subdivision. They would be removing 5 acres from a 122-acre parcel. They have received approval for a wetlands crossing. State subdivision approval was not required.

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

Chair Buttrick opened the case to public hearing. Member Martindale spoke on behalf of abutter John Weston, stating they did not have any problems with the proposal. With no further comments, Chair Buttrick closed the public hearing.

Member Currier inquired if the road agent had any concern with the site lines for a driveway. Mr. Zuzgo did not believe so. Member Currier motion to approve the application. Member Dalzell seconded. **Motion passed 6-0**

CASE #SUBMIN2021-503: Applicants Kristian and Meredith Kelley, on behalf property owner Patricia Bosiak, are applying for a Minor Subdivision to property located at 103 Upper City Road in Gilmanton, NH, known as map and lot 426-031. The proposal would subdivide 13.75 acres with existing dwelling leaving 24.45+/- acres of vacant land. The land agent is Bryan L. Bailey Assoc, Inc. The property is located in the Rural Zone.

Mr. Kelley presented the case. They would be subdividing a lot with existing house. There is an existing well and septic. Ms. Daigneault stated the applicant was requesting a waiver to complete wetlands on the entire site. Chair Buttrick knew the land well and did not feel there were any wetlands on the property.

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

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

Member Currier made the motion to approve the requested waiver. Member Martindale seconded. **Motion passed 6-0**

Member Currier made the motion to approve the application with the following conditions:

- The map and lot number be corrected on the plan.

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

2022 Proposed Zoning Ordinances:

Are you in favor of the adoption of Amendment #1 as proposed by the Planning Board for the Town Zoning Ordinance as follows: to see if the town will amend Article III.F Signs to remove any wording which regulates on the basis of content to allow for all signs be treated equally, by adding definitions for a permanent sign intending to be in place longer than 90 days and a temporary sign to be not permanently attached, adding exempt signs to be governmental, traffic control devices, street numbers, and warning signs, expanding what may constitute a flashing or moving sign, to increase the size of signs not in the business & light business zones to 25 sq.ft. from 9 sq.ft. and to allow two permanent signs per lot versus one in the business and light business zones.

Member Dalzell thinks all signs should be 32 square feet. Ms. Daigneault stated a secondary public hearing would need to be held in order to change the size. S. R. Warren disagrees. He feels residential zones should be smaller. He felt members should not be discussing this for personal reasons; they must place the ordinance for the people of the town. Resident Willard is largely against increasing the size of the signs. Members reviewed the two options for illuminated signs and chose the simpler version. Members decided to not make further changes to paragraphs 11 and 12.

Member Martindale made the motion to move to the ballot as written. Chairman Buttrick seconded. **Motion passed 6-0**

- a. **OLD-** None

- **MINUTES OF-** November 10, 2021
Member Martindale made the motion to approve as written. Member Dalzell seconded. **Motion passed 6-0**
- **UNFINISHED BUSINESS**
- **CORRESPONDENCE**
- **OTHER BUSINESS/PUBLIC COMMENT**
- **NON-PUBLIC**
- **ADJOURNMENT**
Member Dalzell made the motion to adjourn. Member Hoffacker seconded. **Motion passed 6-0**