



TOWN OF GILMANTON
PLANNING BOARD
Wednesday, November 10, 2021 – 7:00PM
Academy Building - 503 Province Road
Gilman, NH 03237
planning@gilmanntownnh.org

MEETING MINUTES

APPROVED

A. CALL TO ORDER BY CHAIRMAN

B. ROLL CALL- Members Parker Hoffacker, Brett Currier, Jake Dalzell, Marty Martindale, Vice Chair Vincenzo Sisti, Chairman Roy Buttrick, and Admin. Bre Daigneault were present. Selectmen Rep. Mark Warren arrived within a few minutes of the start of the meeting.

Members of the public- Gary Anderson and Lance Alonardo

C. SALUTE TO THE FLAG

D. PUBLIC HEARINGS- REVIEW FOR REGIONAL IMPACT

- **NEW-** None

- **OLD-**

Continuance:

- **CASE# SPR2021-408:** Applicant Gary Anderson on behalf of Bear Investments, LLC is requesting a site plan approval to operate a contractor's yard. The property located at 136 NH Route 106 known as Map/Lot 421-018 located in the Business zone.
Mr. Anderson along with property manager Lance Alonardo were here to discuss the updates to the proposed site plan. Mr. Alonardo described the changes made on the plan including: the addition of a berm, the area of the proposed contractor's yard, areas of use had been delineated, as well as the setbacks from the well and septic. Member Currier believes the berm should follow a larger area of the wetlands. VC Sisti felt the same, the berm would follow the entire wetlands border. Mr. Alonardo felt the berm was to be placed just behind the building. Mr. Anderson asked if placing the cable reels there would be sufficient to block the wetlands. Member Dalzell felt the berm around the entire area would be preferable. It could be done in an inexpensive way. Mr. Alonardo felt that could be added. It could be adding a 2' berm covered with vegetation to prevent run off into the wetlands. Chair Buttrick felt the applicant had done what the board asked. He also felt the applicant needs an approved septic design on file. Mr. Anderson inquired if a septic designer could confirm the tank. Discussion of an approved septic plan ensued. It was discussed whether a design was needed or an inspection of the existing system. Member Hoffacker felt the State would monitor what is in the ground. The majority of members agreed the applicant have an approved design on file. S.R. Warren did not agree. He felt it was important to know what was in the ground. Members agreed the vegetation berm be extended from the rear of the building to the length of the easterly boundary.
Member Hoffacker made the motion to approve the application contingent upon a state approved septic design and the vegetation berm be added to the easterly boundary. Member Martindale seconded. **Motion passed 7-0**

There was further discussion regarding the other items needed to upgrade the building to meet building code.

E. MINUTES OF- October 14, 2021

VC Sisti made the motion to approve the minutes as written. Member Martindale seconded. Motion passed 6-0. SR Warren abstained as he was not present.

F. UNFINISHED BUSINESS

G. CORRESPONDENCE

H. OTHER BUSINESS/PUBLIC COMMENT

a. Zoning Ordinance- Potential Amendments

Sign Ordinance: Member Currier did not approve of the draft ordinance. He felt there should either be no sign ordinance or the existing one should be left in place. Admin. Daigneault stated the current ordinance was not in compliance; portions of it could be enforced but the ordinance does need to be redone. There was further discussion on sections to change and how best to go forward. VC Sisti felt the current ordinance could be reworked. Members went through the current ordinance line by line. Changes included:

- removing any wording that could regulate the sign based on content
- adding definitions of what would be a permanent sign versus a temporary sign
- the size limitations in the different zones
- changing the language of flashing and illuminated signs

I. NON-PUBLIC

J. ADJOURNMENT

Chair Buttrick made the motion to adjourn. Member Dalzell seconded. **Motion passed 7-0**

*Respectfully Submitted,
Bre Daigneault, Planning Administrator*

*Authorized by _____
Chairman C. Roy Buttrick*

Date: _____