



TOWN OF GILMANTON
PLANNING BOARD
Monday, March 14, 2022 – 6:30PM
Academy Building - 503 Province Road
Gilmanton, NH 03237
gilmantonnh.org

MEETING MINUTES

APPROVED

A. CALL TO ORDER BY VICE CHAIRMAN

B. ROLL CALL

Those present included Vice Chair Vincenzo Sisti, Members Brett Carrier, Jake Dalzell, and Parker Hoffacker, along with staff Bre Daigneault.

Members of the present included property owner James Rooney, Jr.

C. SALUTE TO THE FLAG

D. PUBLIC HEARINGS- REVIEW FOR REGIONAL IMPACT

a. **NEW-**

Private Road Agreement: Property owners Keith & Michele Russell requesting a private road agreement with the Selectmen to build on 11 Wildwood Ln. The parcel is identified as tax map and lot 104-019. 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.

Daigneault stated this is more of a clean-up measure. This is an existing developed private road. The lot has an existing structure that was built prior to the requirement for a road agreement. The property owners are demolishing the existing structure and constructing a new single-family dwelling. The requirement for a private road agreement does not give a clause for existing developed lots.

Members did not have any conditions to place on the road agreement. Member Carrier made the recommendation for the Selectmen to approve the road agreement. Members concurred. The recommendation would move forward to the Selectmen.

b. **OLD-**

Private Road Agreement: Continued from February 10, 2022

Property owner James E. Rooney, Jr is requesting a private road agreement with the Selectmen to build on 24 Intervale Dr. The parcel is identified as tax map and lot 130-045. 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.

Mr. Rooney had purchased two lots and has merged them to make about 1.89 acres. He has built up the road, which was previously the condition of an ATV trail. Member Hoffacker inquired if he extended the roadway past the lot. Mr. Rooney has extended about 5 feet past his lot. Member Dalzell inquired of the condition of the rest of the road. Mr. Rooney stated it turns back to an ATV trail. The driveway is about a 40-foot wide opening. There is plenty of room for a fire truck to turn around. Member Hoffacker inquired if the owner had put gravel

down. Mr. Rooney stated he had about 6" of inch and a half gravel down the length of the roadway. He plans to have inch and three-quarter gravel dropped this spring. Member Currier stated the road had a gravel base to begin with. Members felt the owner was taking the proper steps improving the road.

Member Hoffacker made the recommendation for the Selectmen to approve the road agreement. All members agreed. The recommendation would move forward to the Selectmen.

E. MINUTES OF- February 10, 2022

Member Currier abstained as he was not present for the February meeting. There was no quorum present to approve the minutes.

F. UNFINISHED BUSINESS

G. CORRESPONDENCE

Bear Investment- Ms. Daigneault had received a new change of tenancy form for property located at 136 NH Rte 106. The application was to utilize the southern parking area for storage of dumpsters, which would fall under the definition of a "contractor's yard". The dumpsters had already been placed on the property, even though this portion of the lot had not been approved for a contractor's yard. The northern portion of the lot had and is still being occupied by Eustice Cable. Members felt they had spent a lot of time with the property owner to ensure the contractor's yard was to be located on the northern side. Member Currier was concerned with what may come out of the dumpsters and potentially pollute the wetlands. Vice Chair Sisti felt the dumpsters were a better option than the junk cars that were previously located in that area. Members felt they had dealt with the owner enough for him to know what steps needed to be followed prior to having a new tenant. Members discussed whether to have code enforcement issue a cease and desist. The Board felt the property owner is continuing to change the uses, even when the existing uses are not fully in compliance. Members present felt it may be time the Selectmen look into enforcement actions.

H. OTHER BUSINESS/PUBLIC COMMENT

I. NON-PUBLIC

J. ADJOURNMENT

Member Dalzell made the motion to adjourn. Member Hoffacker seconded. 4-0