



TOWN OF GILMANTON
PLANNING BOARD

Thursday, July 14, 2022 – 6:30PM
Academy Building - 503 Province Road
Gilmanton, NH 03237
www.gilmantonnh.org

MEETING MINUTES

APPROVED

A. CALL TO ORDER BY CHAIRMAN

B. ROLL CALL

Members in attendance included alternate Nate Philbrook, Brett Currier, Parker Hoffacker, Chair Roy Buttrick, and Vice Chair Vincenzo Sisti, along with staff Lauraine Paquin and Bre Daigneault.

C. SALUTE TO THE FLAG

D. PUBLIC HEARINGS- REVIEW FOR REGIONAL IMPACT

a. NEW-

Private Road Agreement: Property owner Georges Realty LLC is requesting a private road agreement with the Selectmen to build on 38 Fox Drive. The parcel is identified as tax map and lot 121-035. 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. Georges explained this road is within the Sawyer Lake Association. Member Currier stated the District pays an extra tax to have the roads maintained. Ms. Daigneault notified the Board that Mr. Georges has already received ZBA approval to build on a road without class V road frontage and to build within the setbacks. Members felt this particular case was more of a formality.

Private Road Agreement: Property owner Georges Realty LLC is requesting a private road agreement with the Selectmen to build on Tamarack Trail. The parcel is identified as tax map and lot 132-099. 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.

Ms. Daigneault stated this was similar to the first recommendation. It was confirmed this parcel was in the Shellcamp area. Members concurred and felt they would make the recommendation the Selectmen approve both requests for a private road agreement.

PB Case #CC2022-301: Property owner Maureen L. Kalfas as trustee of the Maureen L. Kalfas December 1991 Revocable Trust is requesting a preliminary discussion to add storage units. The property is located at 5 Elm St, known as map and lot 115-032, consisting of 1.32 acres in the Village Zone.

Ms. Kalfas stated she is looking to utilize her property for boat storage. Based on the Town's definition of boat storage, she could have up to three boats without needing Board approval. She is seeking to place storage for 7-8 boats. She is working with a local surveyor to come up with a plan. She inquired what type of fencing the board would prefer. Member Currier felt this should go to ZBA. Ms. Daigneault stated it would need a special exception from ZBA, then would come back to the Planning Board for a site plan approval. ZBA does not hold informal discussions and the owner wished to get some feedback from Planning before completing a full plan. Ms. Kalfas concurred. She could utilize a split rail fencing or chain link. The access would be off from Elm St. It was discussed where the snowmobile trail goes through the property. Ms. Kalfas would reach out to the Snowmobile Association to discuss the trail access. Members felt a split rail fence would look nicer than chain link. Ms. Kalfas stated she would also be placing security cameras to the rear of the building. Chair Buttrick felt a more secure fence may be needed to prevent theft. Ms. Kalfas stated each boat owner would be required to provide proof of insurance. Outdoor lighting was discussed. Ms. Kalfas was not planning to put in lighting but would if the board required it. Members felt with the close proximity of the Village Zone, lighting may be obtrusive to abutters. Members discussed with Ms. Kalfas what she would need to apply to ZBA.

b. **OLD-** None

E. MINUTES OF- June 9, 2022

Vice Chair Sisti made the motion to accept the minutes as written. Member Hoffacker seconded. **Motion passed 4-0**

F. UNFINISHED BUSINESS

G. CORRESPONDENCE

H. OTHER BUSINESS/PUBLIC COMMENT

Ms. Daigneault inquired if members had thoughts for any potential warrant articles. VC Sisti updated the Board that he had been starting to review potential grants for roads. It was discussed the Lakes Region Planning Commission was a good resource.

Ms. Daigneault stated the board could make bulk recommendations to the Selectmen for private road agreements on particular roads, such as those already developed in the Sawyer Lake district. The Selectmen could make a blanket approval so property owners would not need to go through the formal process. Ms. Daigneault stated Article VII on non-conforming lots may need to be looked at. It does not allow for a structure to be rebuilt in the same footprint if the existing structure does not meet setbacks with the exception of a building ruined by natural

disaster. The property owner needs to request a variance. ZBA has been approving these types of application as improvements are being made. Members discussed the Ordinance does not allow for outbuildings on vacant lots. Outbuildings could be listed on the table of uses. The definitions of "storage building- non-commercial" versus "warehouse" were discussed.

I. NON-PUBLIC

J. ADJOURNMENT

Member Currier made the motion to adjourn. Member Hoffacker seconded. **Motion passed 4-0**

Respectfully Submitted,
Bre Daigneault, Community Development Director
BD/lp

Authorized by


Chairman C. Roy Buttrick

Date:

