



TOWN OF GILMANTON  
PLANNING BOARD

**Thursday, August 11, 2022 – 6:30PM**

**Academy Building - 503 Province Road**

**Gilmanton, NH 03237**

[www.gilmantonnh.org](http://www.gilmantonnh.org)

**MEETING MINUTES APPROVED**

**A. CALL TO ORDER BY CHAIRMAN**

Members present included Selectman Rep. Mark Warren, Alt. Member Nate Philbrook, Members Jake Dalzell, Parker Hoffacker, Chair Roy Buttrick, Vice Chair Vincenzo Sisti, and Marty Martindale, along with staff Bre Daigneault. Member Carrier had an excused absence. There were no members of the public present.

**B. ROLL CALL**

**C. SALUTE TO THE FLAG**

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

a. **NEW-** None

b. **OLD-** None

**E. MINUTES OF- July 14, 2022**

Member Hoffacker made the motion to accept the minutes as written. VC Sisti seconded. Selectman Rep. Warren abstained as he was not present. **Motion passed 5-0**

**F. UNFINISHED BUSINESS**

**G. CORRESPONDENCE**

Ms. Daigneault reviewed changes to planning and zoning laws due to the passage of House Bills 1661 and 1021. Some of these changes included:

- a. requiring the Office of Planning & Development to develop training
- b. requiring municipalities to post all land use fees
- c. incentives for workforce housing to utilize older person housing ordinances
- d. written finding of facts by land use boards
- e. land use board's decision making timelines
- f. fee shifting and bonding for attorney's fees
- g. changes to zoning for religious entities

**H. OTHER BUSINESS/PUBLIC COMMENT**

a. Warrant Article Discussion

- Sample definitions of “warehouse” and “commercial storage facility” were reviewed and altered. Existing definitions of residential “accessory building or use” and “storage building non-commercial”. The table of uses was reviewed to add and alter these usages.
- Article VII. Non-conforming uses, lots & structures was reviewed to determine whether a building in the setbacks could be rebuilt in the exact same footprint.

Currently it must go to ZBA for a variance.

**I. NON-PUBLIC**

**J. ADJOURNMENT**

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

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

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

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