



TOWN OF GILMANTON
PLANNING BOARD

Thursday, September 8, 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 present included Selectman Rep. Mark Warren, Alt. Member Nate Philbrook, Member Parker Hoffacker, Member Brett Currier, and Chair Roy Buttrick, along with staff Bre Daigneault. Member Marty Martindale arrived soon after the start of the warrant article discussions.

There were no members of the public present.

C. SALUTE TO THE FLAG

D. PUBLIC HEARINGS- REVIEW FOR REGIONAL IMPACT

a. **NEW-** None

b. **OLD-** None

E. MINUTES OF- August 11, 2022

Member Currier abstained as he was not present. Chair Buttrick appointed Alt. Member Philbrook as a full member for purposes of creating a quorum to approve the minutes. Member Hoffacker made the motion to accept the minutes as written. Chair Buttrick seconded. **Motion passed 4-0**

F. UNFINISHED BUSINESS

G. CORRESPONDENCE

H. OTHER BUSINESS/PUBLIC COMMENT

a. Warrant Article Discussion

- Changes made at the last meeting to the definitions of “warehouse” and “commercial storage facility” were reviewed, as well as the table of Uses. Members discussed the changes and decided to proceed with the updates as written. The changes were to differentiate between commercial and private storage, as well as place storage building- noncommercial on the table of uses.
- Updates to Article VII. Non-conforming uses, lots & structures were reviewed. The changes were to allow a non-conforming structure be rebuilt in the same footprint without having to receive a variance. Members also felt the requirement in paragraph C.1-c stating a septic design on a non-conforming lot could not receive a waiver, could be removed.
- The building inspector recommended adding stronger language to the Article III:C titled Obnoxious Uses. Ms. Daigneault explained this article was being utilize to

enforce properties with extensive exterior garage or junk. She presented an example for wording. Members discussed and would come to the next meeting with comments and proposed language for the ordinance.

I. NON-PUBLIC

J. ADJOURNMENT

Member Currier made the motion to adjourn. Member Hoffacker seconded. **Motion passed 5-0**

Authorized by _____
Chairman C. Roy Buttrick

Date: _____