



TOWN OF GILMANTON  
PLANNING BOARD

Thursday, October 13, 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

B. ROLL CALL

Members present included Selectmen's Rep. Mark Warren, Members Jake Dalzell, Brett Currier, Marty Martindale, Parker Hoffacker, Alt. Member Nate Philbrook, and Vice Chair Vincenzo Sisti, along with staff Bre Daigneault.

C. SALUTE TO THE FLAG

D. PUBLIC HEARINGS- REVIEW FOR REGIONAL IMPACT

Vice Chair Vincenzo Sisti would be acting chair this evening. He called the second case on the agenda to be heard first.

a. NEW-

**PB CASE #SUBMIN2022-503:** Property owner Gayle T. Whittemore as Trustee of the Gayle T. Whittemore Revocable Trust, represented by land agent Bryan L. Bailey Associates, Inc, are applying for a Minor Subdivision to their property located at 32 Weeks Rd in Gilmanton, NH, known as map and lot 405-087. The proposal would subdivide a 2.39 acre lot with existing dwelling, leaving 7.22 acres with frontage on Weeks Rd and Middle Rte as vacant land. The property is located in the Rural Zone.

Bryan Bailey described the subdivision. There is a 4 acre portion depicted on the tax maps that is deemed to be owner unknown. The current owners are working to gain quiet title for that parcel.

Member Currier motioned to accept application as complete. VC Sisti seconded. **Motion passed 6-0.**

VC Sisti opened the public hearing. With no comments, closed the public hearing.

Member Currier made a motion to accept the plan with waiver for driveway location and notes be added per trustees of cemetery. Bryan Bailey recommended against placing a proposed driveway location. Member Hoffacker seconded. **Motion passed 6-0.**

**PB CASE #CC2022-302:** Applicants Daryl Breed Hoitt and Andrew Allen Hoitt, on behalf of the Daryl Breed Hoitt Living Trust, are requesting a Preliminary Discussion to subdivide their property located at 159 Joe Jones Rd, known as map and lot 414-093. The proposal would subdivide one lot consisting of approximately 23.5 acres leaving approximately 83 acres with existing dwelling. The land agent is Craig T Bailey, LLS. The property is located in the Rural Zone.

Bryan Bailey stated sheet 1 is all inclusive of the lot to be subdivided. The parcel with the existing house does not front Joe Jones Rd, but has an easement over another's land off Joe Jones Rd, which is the driveway to the existing home. They are looking to create a new 23 acre lot fronting on Rte 140. The building area is not on the NE side of the wetlands so either a

dredge and fill permit or a bridge will be needed to cross the wetlands. This will leave 280' of frontage on Rte 140. Mr. Bailey doesn't feel the driveway from DOT will be an issue. Member Currier stated the only things he sees to be addressed is the driveway permit and how they will cross the wetlands. The consensus of members was in favor of the preliminary plan.

b. **OLD-** None

**E. MINUTES OF-** September 8, 2022

Member Hoffacker motioned to approve, Member Martindale seconded. VC Sisti abstained. **Motion passed 5-0.**

**F. UNFINISHED BUSINESS** – None

**G. CORRESPONDENCE** – None

**H. OTHER BUSINESS/PUBLIC COMMENT**

**a. Zoning Ordinance Warrant Articles**

- Article VII. Non-Conforming Uses, Lots & Structures  
Staff Daigneault made the changes based on last month's meeting.
- Article XVI. Definitions – No changes
- Article IV, Table 1. Table of Uses – No changes
- Article III:C. Obnoxious Uses - Member Hoffacker does not feel additional wording should be added. Staff Daigneault explained what the Code Enforcement Officer was looking to add. Member Currier stated it is tough to decide as he sees both sides. Selectmen's Rep. Warren suggested adding something about health hazard. Staff Daigneault stated there are already RSAs for the Health Officer. This is to bridge the gap between our ordinance and the RSA. Consensus from the board was to not move forward with the proposed amendment.
- Member Currier wanted to discuss the use of biosolids. He stated there was something written defectively about the petition warrant article that was voted in back in 2016. Selectmen's Rep. Warren recalled its problem was because of the grandfathering and may need to get legal advice. Member Currier believes it had something to do with the permits they receive from the State. Member Currier motioned to have the Board of Selectman expend funds to look into the legal verbiage to ban the use of biosolids. Member Martindale seconded. **Motion passes 6-0.**
- Selectmen's Rep. Warren mentioned a few meetings ago the board talked about looking into road grants. The Meadow Pond Road project has done preliminary work and is ready to put forward and look for what funding through grants are available. Sargent Road is underway with the tree cutting. Unfortunately, Meeting House Road will be pushed off to next year due to funding. VC Sisti asked why that was delayed. Selectmen's Rep. Warren replied it was due to not receiving enough funds to cover both projects. Member Martindale asked if there is biosolid information for the residents. Staff Daigneault stated there is a box in the basement and will go through it.

**I. NON-PUBLIC** – None

**J. ADJOURNMENT**

Member Currier motioned to adjourn. Member Dalzell seconded. **Motion passed 6-0.**

Authorized by   
Chairman C. Roy Buttrick

Date: 