



TOWN OF GILMANTON
PLANNING BOARD

Thursday, February 9, 2023 – 6:30PM
Academy Building - 503 Province Road
Gilman, NH 03237
www.gilmantonnh.org

MEETING MINUTES

APPROVED

A. CALL TO ORDER BY CHAIRMAN

B. ROLL CALL

Members present included Nate Philbrook, Brett Currier, Vice Chair Parker Hoffacker, Jake Dalzell, and Marty Martindale, along with staff Bre Daigneault.

Vice Chair Hoffacker would be acting Chairman of the meeting.

C. SALUTE TO THE FLAG

D. PUBLIC HEARINGS- REVIEW FOR REGIONAL IMPACT

a. NEW-

PB CASE #SPR2023-401: Land agent Jeffrey L Green, representing property owner R&N Abbott Properties, LLC is requesting a Site Plan Review Application to utilize a portion of the existing office space as single family residence. The property is located at 110 NH Rte 106, known as map/lot 421-002, consisting of 3.58 acres located in the Business zone.

Mr. Green gave a brief background of the property approvals. The owner is now requesting to utilize an area as an apartment. This was originally constructed as a house and converted to office space. An updated septic design, to meet the proposed loading requirements has been submitted to DES. This would be a place for the owner to stay if he needs to. Everything that was approved before had not changed on the plan. Mr. Green submitted a floor plan to break out which areas would be utilized for the residential area and the commercial areas. Tonight's approval would be to utilize 380 sq ft as living area. Alt. Member Philbrook inquired if the unit could be owner occupied only. Mr. Green stated he could put that on the plan and would accept that as a condition. Acting Chair Hoffacker inquired if the fire chief or building inspector had any requirements to add. Mr. Green had not spoken to the fire department. The building inspector had been making inspections of ongoing improvements. Staff Daigneault stated the board could make conditions that the residential use and separation from the commercial use meet code and fire safety.

Member Dalzell made the motion to accept the application as complete. Member Martindale seconded. **Motion passed 4-0**

Acting Chair Hoffacker opened the case to public hearing. With no comments, he closed the public hearing.

Member Currier made the motion to approve the application with the following conditions:

1. State approved septic system to accommodate the loading of the mixed use and one bedroom unit

2. The residence is to be owner occupied only
3. The project be signed off by fire chief and building inspector to meet fire safety and building code

Member Dalzell seconded. **Motion passed 4-0**

PB CASE #SUBMAJ2023-551: Applicants Daryl Breed Hoitt and Andrew Allen Hoitt, on behalf of the Daryl Breed Hoitt Living Trust, are requesting a Major Subdivision 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 23.43 acres leaving 83 acres with existing dwelling. The land agent is Craig T Bailey, LLS. The property is located in the Rural Zone.

Mr. Bailey stated they had previously come before the board for a conceptual. This property was a result of an involuntary lot merger done back in the 90's. The back lot had access to Route 140 through a right of way; a 50' wide strip. The home is accessed from Joe Jones Rd, but legal frontage is Route 140. Today it is a single lot, proposed to be subdivided into two lots. The main lot would continue to have frontage on route 140 but continue to be accessed by Joe Jones Rd. The winding driveway is to keep the terrain manageable. They are working with a firm to construct a precast bridge over Varney Brook. They have not applied to DES yet until they confirm the bridge construction. The original subdivision had received a shared driveway approval from NHDOT. They would be accessing the shared driveway number two being utilized by the Maloney's. The easement would still maintained the right of way to be utilized by existing properties. Sheet three of the plan shows the topography with contours at 5'. Member Currier corrected they were 10' contours. Mr. Bailey concurred. The snowmobile trail does run through the parcel which would not change. Member Currier inquired of the driveway and brook crossing. Mr. Bailey is requesting conditional approval pending State permits including the brook crossing. The driveway does not go any steeper than 12% and there will be a turn-around at the top. They will be utilizing riprap swales with pipes under the driveway at approximately 300' intervals. Member Currier had concern with the driveway. They do not want to approve a subdivision of a lot that cannot be built upon. He also inquired what the applicant would do if the bridge did not work out. Mr. Bailey stated there was no buildable land to the front of the brook and the parcel could not be accessed by Joe Jones Rd. The board was concerned with the access design. Mr. Bailey stated he is requesting conditional approval with conditions of needed State DES approvals. Staff Daigneault stated section XI of the Subdivision Regulations does allow a conditionally approved plan be revoked if the "applicant has failed to perform any condition of approval within the specified time or within four years". Further section the driveway standards do not allow for more than +/- 6% grade within the first 50' from the road. Mr. Bailey stated if the location of the construction were to significantly change, they would come back in front of the board. Members Dalzell and Hoffacker inquired of the waiver requested for the test pits. Mr. Bailey stated they had not completed the test pits but feels that the lot being 23 acres would allow for a septic.

Member Martindale made the motion to accept application as complete. Member Dalzell seconded. **Motion passed 4-0**

Acting Chair Hoffacker opened the public hearing. With no public comments, he closed the public hearing.

Acting Chair Hoffacker asked for a motion for waiver from section VI-C:20 for the perc test. Member Currier made the motion to accept the waiver. Member Martindale seconded. **Motion passed 4-0**

Member Currier made the motion to approve the application with the following conditions:

1. Wetlands crossing for the bridge must be approved by DES
2. Driveway design will be part of the recorded plan
3. Septic design must be approved within four years of February 9, 2023.
4. Subdivided lot be recorded as map and lot 93.1, keeping the existing lot as lot 93.
5. Section VI-C:18 to have the contours at 5' intervals or request a waiver.
6. Structural stamp from the bridge vendor.

Alt. Member Philbrook inquired about the lifetime of the bridge. Mr. Bailey stated it has a 100-year life span.

Member Dalzell seconded the motion. **Motion passed 4-0**

b. **OLD- None**

E. **MINUTES OF-** January 12, 2023 Member Martindale made the motion to accept the minutes. Member Dalzell seconded. **Motion passed 4-0**

F. UNFINISHED BUSINESS

Member Martindale made the motion to move warrant articles as heard at the Jan. 12, 2022 public hearing. Member Dalzell seconded. **Motion passed 4-0**

G. CORRESPONDENCE

H. OTHER BUSINESS/PUBLIC COMMENT

I. NON-PUBLIC

J. **ADJOURNMENT-** Member Dalzell made the motion to adjourn. Member Martindale seconded. **Motion passed 4-0**

Authorized by 
Acting Chairman Parker Hoffacker

Date: 3.9.2023



ATTENDANCE SIGN-IN

PRINT NAME

SIGNATURE & DATE

Craig Bailey

Savannah

Harold Maloney

Darryl Hoitt

Andrew &

Hoitt

Weiss

Doreen & Jeff Green