



**TOWN OF GILMANTON
PLANNING BOARD
Thursday, May 11, 2023 – 5:30PM
Academy Building - 503 Province Road
Gilmanton, NH 03237
www.gilmantonnh.org**

MEETING MINUTES

APPROVED

A. CALL TO ORDER BY CHAIRMAN

Vice Chair Hoffacker called the meeting to order at 17:30.

B. ROLL CALL

Members present included Selectmen's Representative Evan Collins, Members Nate Philbrook, Brett Currier, Vice Chairman Parker Hoffacker, and Member Marty Martindale, along with staff Bre Daigneault.

C. SALUTE TO THE FLAG

D. CAPITAL IMPROVEMENT PROGRAM

Members discussed CIP accounts with department heads present, including Fire Chief Hempel, Police Chief Currier, Town Clerk/Tax Collector Thomas, and Town Administrator Carpenter. The Fire Chief reviewed his replacement schedule stating that he could extend the life on some equipment, others were best to be replaced on schedule. The cost of equipment has significantly rose in the last few years. He has been able to replace chassis on some equipment to extend the life. The Police Chief felt his cruiser replacement schedule has been working for the department. The public safety building would need some repairs in the near future including paving and the roof. TC/TX stated the items previously listed in the CIP had moved to the operating budget. She did not feel the department would require long term savings at this time. TA stated her focus would be on infrastructure: the transfer station, roads, Old Town Hall, Town Hall at the Academy Building, and the parks. Members furthered discussed differences between bonding and capital reserve accounts and whether a hybrid approach would be best.

E. PUBLIC HEARINGS- Commencing at 6:30pm

- **NEW**

PB CASE #SPR2023-402: Land agent SunFlower LLC on behalf of property owners Marshall & Carol Bishop, are requesting a Conditional Use Permit with a Minor Site Plan Review Application to place a Ground Mounted Solar Energy System. The property is located at 528 Meadow Pond Rd in Gilmanton, known as map/lot 420-103, located in the Rural zone.

Mr. Sisti clarified the application states this is for a 175 panel system, it should state 160 panel system. This would cover the consumption of winery. The 160 panels would be split into 5 separate racking units all mounted with 4' concrete footings. Conduit would run from each unit, underground, into a 400-amp main electrical panel. The only unit that may be visible from the road is the top separate unit. There would be no glare from the units. These are bifacial panels. Member Philbrook inquired of the locations of the units. Mr. Sisti stated it was for sun exposure and to keep access to the existing road.

Member Hoffacker motion to accept the application as complete. Member Philbrook seconded. SR Collins recused himself as the potential electrician on the job. **Motion passed 5-0**
Chair Buttrick opened the case to public hearing. With no comments, he closed public hearing.

VC Hoffacker felt four of the panels would not be visible. The fifth may, but it is on 8 acres of land. He does not see a problem with the location. Members verified the ordinance did not have different criteria for a commercial versus residential install.

Member Currier made the motion to approve the application. VC Hoffacker seconded. **Motion passed 5-0**

PB CASE #SUBMIN2023-502: Land agent Paul Zuzgo, on behalf property owners Robert & Laurie Henderson, is applying for a Minor Subdivision to their property located at 120 Middle Route in Gilmanston IW, NH, known as map and lot 409-076. The proposal would subdivide 18.03 acres with existing dwelling, leaving 98.78 acres of vacant land. The property is located in the Rural Zone.

Mr. Zuzgo stated they are requesting to subdivide 18 acres from a 107 acre parcel. The 18 acres would contain the house, all the outbuildings, and most of the field. The 98 acre parcel would have 200' of frontage; the house lot 506'. He is requesting waivers for topo and test pits. The house has existing well and septic. The soils on the 98 acre to the front, the State requires 60,500 square feet (for lot loading), they are showing 63,600. Only 20,000 is needed for the septic. Chair Buttrick had concern with the plan. There are wetlands on the lot and a pond. Mr. Zuzgo stated the pond shown on the aerial tax map is no longer there. There was a beaver problem that created the pond. The area is now poorly drained soils. The are wetlands are by the existing house and the septic has not failed. Member Currier felt that the issue with the test pits on the 18-acre parcel is there is no existing septic design. He stated the test pits should be shown to prove there is a viable area for a septic. Chair Buttrick concurred the test pits should be done and he felt wetlands needed to be delineated. Mr. Zuzgo asked if these needed to be shown for both lots or the one. Chair Buttrick felt the soils on the lot didn't need to be there but the wetlands delineation should. Member Currier stated the subdivision needs to prove the 98-acre lot can be built upon, as well. He would like to see the 4k (buildable area) on both lots with the wetlands. Mr. Zuzgo confirmed the board was requesting the 4K area and wetlands delineation. Member Currier felt the entire lot did not need to be delineated. Mr. Zuzgo inquired if the board was requesting the entire lot show the wetlands. Member Currier did not feel the backland needs to show wetlands, just the front are of the lots. Member Currier inquired if the road agent had commented on the subdivision. The Comm. Dev. Dir. stated she had verbally spoken with the road agent and he did not see any problems with the proposed driveway location.

Motion Hoffacker accept as complete. Chair Buttrick seconded. **Motion passed 6-0**

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

The board discussed and made the motions on the requested waivers from Section VI.C of the Subdivision Regulations:

18) VC Hoffacker made the motion to accept the waiver for contours. Chair Buttrick seconded.

Motion passed 6-0

5) Chair Buttrick made the motion to accept the waiver for a full boundary survey on the 98 acre lot. VC Hoffacker seconded. **Motion passed 6-0**

19) Member Currier made the motion to partially accept the waiver with the conditions the wetlands must be delineated within 500' of road front so long as 4,000 square foot septic area can be shown within that 500'. The entire lot does not need the wetland delineated. SR Collins seconded. **Motion passed 6-0**

20) Member Currier made the motion to deny the waiver for not completing perk tests and test pits. VC Hoffacker seconded. **Motion passed 6-0**

Member Currier made the motion to approve with the motioned waivers and the following conditions:

1. Delineate the wetlands within a minimum of 500' from the road frontage, so long as the buildable area is located within the 500' area
2. Ensure the 4,000 square foot area with setbacks are shown
3. Submit test pit results

VC Hoffacker seconded. **Motion passed 6-0**

- **OLD- None**

OTHER BUSINESS/PUBLIC COMMENT-

Resident Sean Lord of Province Rd. of 425 Province Rd wished to discuss some concerns regarding his neighboring property at 417 Province Rd. It has been a farm, previously a flower shop. Lately, there have been quite a bit of animals there; including 10-12 of dogs. He inquired of the regulations of a kennel for the number of dogs. Member Currier didn't feel the board could limit the amount of dogs a property owner has. SR Collins felt there must be a State statute for a kennel. The Board would look into this further. Mr. Lord inquired about noise restrictions. Member Currier stated there is no noise ordinance. Member Hoffacker read the ordinance for "Obnoxious Use". Comm. Dev. Dir. stated the formal complaint came into the office today. The different departments that this may be affecting would be looking further into Mr. Lord's complaint. SR Collins found RSA 466:6, the keeping of 5 or more dogs need to be registered with the State that you are not a kennel.

F. MINUTES OF- April 13, 2023

Member Martindale made the motion to accept the minutes. VC Hoffacker seconded. **Motion passed 4-0**

G. CORRESPONDENCE

Comm. Dev. Dir. brought some concerns to the Board with the condition of 110 NH Rte 106. It appeared the required wetlands mitigation was not being followed. The black fencing in place was falling and there was runoff into the wetlands. Member Dalzell, though was not present at this meeting, emailed his concerns. He has not seen any vegetation buffer and had concern with the runoff. Member Philbrook remembered a deadline of May was placed for the vegetation buffer. Member Hoffacker inquired of their occupancy permits. Comm. Dev. Dir. stated the fire chief had not been contacted for an inspection. The building inspector had not signed a CO on the new portion. Member Hoffacker inquired if the board could send a notice to the owner. Member Currier also felt the Conservation Commission could be notified. He stated there was large pieces of concrete being pushed over a bank. He furthered stated that going forward, applicants should be submitting a professional landscape plan. SR Collins would bring these concerns to the Selectboard. Comm. Dev. Dir. recommended sending a letter stating what items failed to be rectified and giving a deadline to have these concerns addressed. Member Currier felt silt socks should be placed as the silt fencing was not working.

H. ADJOURNMENT

Member Martindale made the motion to adjourn. Member Currier seconded. **Motion passed 6-0**

Authorized by 
Chairman C. Roy Buttrick

Date: 8/16/2023



ATTENDANCE SIGN-IN

PRINT NAME

SIGNATURE & DATE

PAUL ZURGO

Sean Lovel

Vincenzo Sisti

Paul Zurgo 5/11/23

Sean Lovel 5/11/23