



**TOWN OF GILMANTON
PLANNING BOARD**
Thursday, August 10, 2023 – 6:30PM
Town Offices at Gilmanton Academy
503 Province Road
Gilmanton, NH 03237
www.gilmantonnh.org

MEETING MINUTES

APPROVED

A. CALL TO ORDER BY CHAIRMAN

B. ROLL CALL

Nate Philbrook, Jake Dalzell, Evan Collins, Parker Hoffacker, Roy Buttrick, Bre Daigneault

Bryan Bailey, Shane Moorehead, Carl Moorehead, Tom Lemien, Dave Leboeuf, Rich Adams, Brandon Patterson, Jeff & Doreen Green, and Mike Doane.

C. SALUTE TO THE FLAG

D. PUBLIC HEARINGS

- **NEW- PB CASE #LLA2023-700:** Land agent Bryan L. Bailey, LLS, on behalf property owners Shane A. & Kathleen A. Moorehead and the Estate of Carl E. Moorehead, are applying for a Lot Line Adjustment to their properties located at 79 and 87 Allens Mill Rd in Gilmanton, NH, known as map/lot 413-029 and 413-030, respectively. The adjustment would transfer 10.95 acres from lot 29 to lot 30. The properties are located in the Rural zone.

Land agent Brian Bailey stated they would not be creating a new lot, just reshaping the existing lots. It has received State subdivision approval. There was an original subdivision of these lots; this being a re-subdivision. He will set the pins prior to drafting the mylar.

VC Hoffacker made the motion to accept the application as complete. Member Philbrook seconded. **Motion passed 6-0**

Chair opened to public hearing. No comments closed to public.

VC Hoffacker made the motion to approve the application with the following conditions:

1. The pins be set prior to recording.
2. The test pit results be submitted.

Member Philbrook seconded. **Motion passed 5-0**

Member Marty Martindale arrived to the meeting.

- **OLD- None**

E. MINUTES OF- June & July 2023 VC Hoffacker made the motion to accept the minutes of June. Chair Buttrick seconded. SR Collins abstained. **Motion passed 5-0**

VC Hoffacker made the motion to accept the minutes of June. Member Dalzell seconded. **Motion passed 6-0**

F. CORRESPONDENCE

G. OTHER BUSINESS/PUBLIC COMMENT

- ~~• **PRA-2023-2: Private Road Agreement:** Property owners James M. Virgin & Melanie J. Maheux are requesting a class VI road agreement with the Selectmen to build on Canaan Rd. The parcel is identified as tax map and lot 411-015. Pursuant RSA 674:41, the Selectmen shall request the Planning Board review and comment on the application to determine whether the private road meets minimum standards for year-round access by emergency vehicles. Canceled request for road agreement~~
- PRA-2023-3: Private Road Agreement:** Property owners Brandon & Delina Patterson are requesting a private road agreement with the Selectmen to build on Hill Top Farm Rd. The parcel is identified as tax map and lot 410-049-5. Pursuant RSA 674:41, the Selectmen shall request the Planning Board review and comment on the application to determine whether the private road meets minimum standards for year-round access by emergency vehicles. Ms. Daigneault gave the Board an overview of the requirements to the lot, when it was subdivided in 2020, that a road maintenance agreement be executed with the existing owners on Hill Top Farm Rd. All property owners have agreed to a road maintenance agreement which will be recorded with the Belknap County Registry of Deeds. After brief discussion, VC Hoffacker made the recommendation the Selectmen approve the road agreement with the condition that the owner abide by the private road maintenance agreement. Members were in agreement.
- Ms. Daigneault announced Jeff Green representing the property owners of 110 NH Rte 106, was present to discuss the conditionally approved site plan with the board. She stated the Selectmen had signed a cease-and-desist order on Monday which will be served on Friday. Mr. Green stated he came in as the surveyor midway through the project. He is here tonight to get the property back in order and finish the site plan. Detailing to the driveway, berms and swale were added. Mr. Green felt there was discrepancy between the draft notice of decision and the approved notice of decision. VC Hoffacker clarified the board had requested (the plantings) front Rte 106 and up Allens Mill Rd. The plantings were to be finished by spring and there has been no attempt to complete. Mr. Green inquired if the board felt this was a low impact or high impact development. This would determine the depth of the vegetation. Members determined the subject property and commercial properties surrounding were all high impact development. Mr. Green confirmed the board would allow a 10' buffer as required by table 2 of the Site Plan Regulations. He had concern with placing the requirement number of vegetative units within the 10' buffer and requested to lessen the number of units. The required number would not allow for healthy growth. He stated he would get a landscape contractor to review the plan. Chair Buttrick felt the trees could be spread out 6' with two rows of trees. Mr. Green inquired if the board would be able to approve a plan prior to the plantings take place. Members again stated they felt the subject property, as well as surrounding properties, were high impact developments. Mr. Green would need to talk with someone to see what types of trees to put in there, how the growth is, and making sure they meet the board's standards. Chair Buttrick inquired if Mr. Green had enough information to move forward. He felt he did. Chair Buttrick also remarked on concrete that had been broken up and dumped out front. This could not be buried. There was also some washout that went into the wetlands. Mr. Green stated he would not submit the wetlands crossing for the second

area in the field (south side of property) until the initial area has been straightened out.

- Zoning Ordinance Warrant Articles
 - Rich Adams, a Commissioner of the Sawyer Lake Village District, stated something in the ordinance changed in the 90's to prevent people from buying small lots and placing campers on them. He would like residents of Sawyer Lake to store RV's on their lot, not live in it, just store. Allow year-round residents to store their RV's on their residential property. Ms. Daigneault stated this could be found in Article VI:6 of the Zoning Ordinance. Board members felt they could support this article.
- Capital Improvement Program
 - Members discussed having a member from the school present to update their section. Ms. Daigneault would reach out.

H. ADJOURNMENT

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

Authorized by


Chairman C. Roy Buttrick

Date:

