



TOWN OF GILMANTON
PLANNING BOARD

Thursday, December 21, 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

Members present included Nate Philbrook, Jake Dalzell, Brett Currier, Marty Martindale, Chairman Roy Buttrick along with staff Bre Daigneault. Vice Chairman Parker Hoffacker was absent. There were no members of the public present.

C. SALUTE TO THE FLAG

D. PUBLIC HEARINGS

- NEW- None
- OLD- None

E. MINUTES OF- Member Dalzell made the motion to accept the minutes of November 8, 2023. Member Currier seconded. Chairman Buttrick abstained as he was not present. **Motion passed 4-0**

F. CORRESPONDENCE- None

G. OTHER BUSINESS/PUBLIC COMMENT

- Zoning Ordinance Warrant Articles

Staff Daigneault stated there had been a question recently regarding whether a fence needs to meet setbacks. A fence meets the definition of a “structure” and a structure must meet setbacks. Historically, the Town has not enforced the need for a fence to meet setbacks. Members agreed this could be addressed and discussed different options. Members felt moving forward, the definition of structure under Article XVI could be amended to clarify a fence is not considered a structure and does not need to meet setbacks.

Article VI. Storage of Manufactured Housing. Member Currier inquired why a parked RV must meet setbacks or be parked in an approved driveway. A camper is not a structure; it is portable. Member Dalzell confirmed this is not an RV being lived in, it is just for the storage of an RV. Members concurred the warrant article would be written to allow storage in all zones and to remove the requirement that the RV must meet setbacks.

- Subdivision Regulations

The board discussed changing Section VII of the Subdivision Regulations. Paragraph two of the Design Standards section requires lots to be configured in geometric shapes. New lots cannot be

of an irregular shapes, as determined by the board. The majority of members felt this paragraph could be removed. It was decided to hold a public hearing to amend the Subdivision Regulations. While they were updating the regulations, Staff Daigneault recommended redoing the road specifications found in Exhibits 1-9 to make the photos clearer. They did not have any clean copies of the specifications and they were difficult to read. Members agreed the specifications could be updated.

Member Philbrook felt the Board could have done a better job handling certain cases. He felt the board went back on their original decision and requirements. Chair Buttrick felt the Board should require a full engineered plan with wetlands and drainage (for site plans). Staff Daigneault felt the board should stick to the regulations and stay calm with applicants. When an applicant gets angry with the Board's requirements, refer back to the regulations.

H. ADJOURNMENT

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

Authorized by 
Chairman C. Roy Buttrick

Date: 