

# Town of Gilmanton, New Hampshire

## Planning Board

PO Box 550

Gilmanton, New Hampshire 03237

[planning@gilmantonnh.org](mailto:planning@gilmantonnh.org)

Phone: (603) 267-6700 – Fax: (603) 267-6701

## AGENDA

### PLANNING BOARD MEETING

**Thursday, December 10, 2020**

**7:00 p.m.**

**at the Academy Building**

**503 Province Road, Gilmanton, NH**

- A. CALL TO ORDER BY CHAIRMAN**
- B. ROLL CALL**
- C. SALUTE TO THE FLAG**
- D. PUBLIC HEARINGS- REVIEW FOR REGIONAL IMPACT**

#### **NEW-**

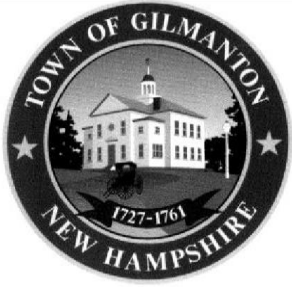
**I. PB CASE #LLA2020-704:** Property owners Heather Mick-Carito & Holly Faber are requesting a lot line adjustment with abutting property owners Stephen H. & Judith A. Hopkins as trustees of the Stephen H. Hopkins Revocable Trust and the Judith A. Hopkins Revocable Trust. The adjustment would transfer 91.6 acres from map and lot 419-71 (Mick-Carito/Faber) to 419-65 (Hopkins). The properties are located in the rural zone. Land agent for the property owners is Craig T. Bailey, LLS.

**II. PB Case #SUBMIN2020-509:** Applicant Paul F. Zuzgo of Prospect Mountain Survey, on behalf of property owners Kathryn C. Kardinal as trustee of the Kathryn C. Kardinal 2019 Trust and Joanna L. Kardinal-Stockton are proposing subdividing a 21.7 acres lot with existing structure leaving the remaining land of 268+/- acres. Both lots will exceed the minimum lot size and road frontages. The property is located at 121 Halls Hill Rd, map and lot 416-023, located in the Rural zone.

**III. PB CASE #SUBMIN2020-508:** Property owner Van E Hertel, Sr, Trustee of the RAED Hertel Family Trust, is applying for an addendum to his conditionally approved Minor Subdivision to property located Middle Route, more specifically described as map and lot 410-049.3, located in the rural zone. The property owner is requesting an addendum to slightly alter the boundary lines as conditionally approved. All lots exceed the minimum road frontage and lot size. The owner is represented by Norway Plains Assoc, Inc.

#### **OLD-**

**II. PB CASE #SPR2020-402:** Applicant Gary Anderson is requesting a site plan approval to operate a contractor's yard, parking, and service business on land owned by Bear Investments, LLC. The subject property is located at 313 NH Route 106, identified as map 412, lot 022, consisting of 42 acres located in the Business zone.



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**III. PB CASE # 203-2016:** The Planning Board has requested a review of the Site Plan approval granted to property owner Bear Investments, LLC to ensure compliancy. Applicant Gary Anderson has been requested to update the Board on the condition and use of his property located at 136 NH Route 106, map and lot 421-018 located in the Business zone.

**E. MINUTES FROM** November 12, 2020

**F. UNFINISHED BUSINESS**

**G. CORRESPONDENCE**

**H. OTHER BUSINESS/PUBLIC COMMENT**

**a. PUBLIC HEARING on Proposed Zoning Ordinance Amendments**

- **Solar-** To permit commercial and/or ground mounted solar arrays by Conditional Use Permit.
- **Outdoor Event Venue-** To accommodate the gathering of groups and/or individuals to host a commercial event such as a wedding, business meeting, or other outdoor activity.
- **55+ Development Community-** To encourage the construction of housing for 55+ by Conditional Use Permit to allow for relief from otherwise applicable density requirements while complying with all applicable State and federal laws.
- **Article VI.D. Manufactured Housing-** To update the wording of the existing ordinance based on the recommendations from the Town solicitor. The wording does change the intent of article VI.D.1 whereas the requirement to store a recreational vehicle can only be on one's *primary residential* property.

**I. ADJOURNMENT**