



TOWN OF GILMANTON  
PLANNING BOARD  
**Thursday, December 9, 2021 – 7:00PM**  
Academy Building - 503 Province Road  
Gilmanton, NH 03237  
[planning@gilmantonnh.org](mailto:planning@gilmantonnh.org)

**MEETING AGENDA**

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

a. **NEW-**

**Private Road Agreement:** Property owners Jillian A. Parker and Timothy Hanna are requesting a private road agreement with the Selectmen to build on the Class VI portion of Sawtooth Rd. to a parcel identified as tax map and lot 410-025. 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.

**CASE #SPR2021-409:** Property owners Andrew and Anne Bartlett of the Anne Marie Bartlett Rev. Trust, 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 111 Griffin Rd. in Gilmanton, known as map/lot 423/050, located in the Rural zone.

**CASE #SPR2021-410:** Applicant Kyle Greene of Sunrun, on behalf of property owners Patrick and Heather Bolduc, is 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 1121 Middle Route in Gilmanton, known as map/lot 404/017, located in the Conservation zone.

**CASE #SUBMIN2021-502:** Applicant Paul Zuzgo, on behalf property owners Robert & Laurie Henderson, is applying for a Minor Subdivision to their property located at 120 Middle Route in Gilmanton IW, NH, known as map and lot 409/076. The proposal would subdivide 5.04 acres leaving 117.09 acres with existing dwelling. The property is located in the Rural Zone.

**CASE #SUBMIN2021-503:** Applicants Kristian and Meredith Kelley, on behalf property owner Patricia Bosiak, are applying for a Minor Subdivision to property located at 103 Upper City Road in Gilmanton, NH, known as map and lot 426-031. The proposal would subdivide 13.75 acres with existing dwelling leaving 24.45+/- acres of vacant land. The land agents is Bryan L. Bailey Assoc, Inc. The property is located in the Rural Zone.

**2022 Proposed Zoning Ordinances:**

Are you in favor of the adoption of Amendment #1 as proposed by the Planning Board for the Town Zoning Ordinance as follows: to see if the town will amend Article III.F Signs to remove any wording which regulates on the basis of content to allow for all signs be treated equally, by adding definitions for a permanent sign intending to be in place longer than 90 days and a temporary sign to be not permanently attached, adding exempt signs to be governmental, traffic control devices, street numbers, and warning signs, expanding what may constitute a flashing or moving sign, to increase the size of signs not in the business & light business zones to 25 sq.ft. from 9 sq.ft. and to allow two permanent signs per lot versus one in the business and light business zones.

b. **OLD-** None

**E. MINUTES OF-** November 10, 2021

**F. UNFINISHED BUSINESS**

**G. CORRESPONDENCE**

**H. OTHER BUSINESS/PUBLIC COMMENT**

**I. NON-PUBLIC**

**J. ADJOURNMENT**