

RECEIVED  
MAR 31 2021

BY: .....

**Application  
Site Plan Review**



- Minor Site Plan
- Major Site Plan
- Design Review
- Insignificant Change of Use
- Conditional Use Permit

Application: PB #	_____
Submission Date:	___/___/___
Hearing Date:	___/___/___
<b>Fees Paid</b>	
Application Fee:	\$ _____
Abutter Fee:	\$ _____
Public Notice Fee:	\$ _____
Recording Fee:	\$ _____
Total Fees Paid:	\$ _____
For Municipal Use Only	

**APPLICATION MUST BE TYPED OR PRINTED LEGIBLY IN PEN**

**Applicant Information**

**Property Owner(s) of Record:** TOWN OF GILMANTON  
All Owner(s) of Record Must Be Listed and REQUIRED Sign the Application

**Property Address:** 182 ALLENS MILL ROAD Private Road or Class V

**Mailing Address:** POBOX 550, GILMANTON, NH, 03237  
If Different than the subject property Street or PO Box City/Town State Zip

**OFFICE**  
**Home #** 267-6700x122 **Cell #** \_\_\_\_\_ **E-mail** planning@gilmanthonh.org

**Applicant(s):** Gilmanthon Youth Organization- Julie Sforza-Smith/chair/treasurer

**Mailing Address:** 640 POBOX 234, Gilmanthon, NH, 03237  
If Different than the property Owner(s) Street or PO Box City/Town State Zip

**Home #** \_\_\_\_\_ **Cell #** \_\_\_\_\_ **E-mail** \_\_\_\_\_

**Land Agent:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
Street or PO Box City/Town State Zip

**Business #** \_\_\_\_\_ **Cell #** \_\_\_\_\_ **E-mail** \_\_\_\_\_

**Please describe in detail ALL existing uses on the subject property. Include primary use and all accessory uses:** TOWN land with salt/sand shed used by town DPW. Gilmanthon Youth organization has easement for recreational use. The park currently has 2 baseball diamonds + dugouts, snack/equipment building, playground, and soccer fields/lower and upper fields and corresponding parking.

**Please describe in detail the proposed development:**

The proposed plan is to add a basketball court and parking as shown on submitted documents

**Subject Property**

Zoning District: Rural Total Acreage: 10

Has the subject property received previous Site Plan Approval? Yes or No

If yes, when: /

Previously Approved Development: Recreational use approval 2005

If denied, state the reason for the denial: \_\_\_\_\_

**Is the property subject to:**

Deeded Covenants or Restrictions	Yes or <u>No</u>
Current Use	Yes or <u>No</u>
Conservation Easement	<u>Yes</u> or No
Private Easement(s) Existing	Yes or <u>No</u>
Public Utility Easements Granted (Electric or Telephone)	<u>Yes</u> or No
Right-of-Way Granted	Yes or <u>No</u>
State Driveway Permit	Yes or <u>No</u>
Local Driveway Permit	<u>Yes</u> or No

**Facility Data**

	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
State Approved Private Septic	Yes or <u>No</u>	Yes or <u>No</u>
Private Well/Water Supply	<u>Yes</u> or No	Yes or No

**Other Considerations**

- Yes or No Does the proposal meet all Zoning Ordinance Requirements of Article IV, Table 2?
- Yes or No N/A If no, have you received or applied for a Variance from the ZBA? If yes, when? \_\_\_\_\_ Approved/Denied/Pending
- Yes or No N/A If ZBA approval is required; would you like to request a Joint Meeting?
- Yes or No N/A Is a Conditional Use Permit in conjunction with this application required according to Zoning Ordinance Requirements of Article IV, Table 1?
- Yes or No N/A Are there specific conditions set forth by the ZBA?  
Please list: \_\_\_\_\_
- 
- Yes or No Does the proposal require the development of a road(s)?
- Yes or No N/A If a new road is proposed, are sidewalks or streetlights, culverts and other improvements included on the plan?
- Yes or No N/A Does the proposal require that a Right-of-Way be provided?

**Certification & Signature Page**

1. The Applicant and/or owner, and/or agent, certifies that this application is correctly completed with all required attachments and that any additional reasonable costs for engineering or professional services incurred by the Planning Board or the Town of Gilmanton in the final application process of this property shall be borne by the following party: (Please initial the line of the respective party)

X Applicant      \_\_\_\_\_ Owner      \_\_\_\_\_ Agent

*\*\* Failure to indicate a responsible party for fees associated costs will result in the denial of the application without a public hearing in accordance with NH RSA 676:4 I(e)(2) - (As amended)*

2. The Owner/Agent hereby authorizes the Gilmanton Planning Board and its agents to access the subject land for the purpose of reviewing this site plan, performing road inspections and any other inspections deemed necessary by the Board or its Agents, to insure conformance of the on-site improvements with the approved plan and all Town of Gilmanton Ordinances and Regulations.

3. The undersigned Owner/Agent hereby submits to the Gilmanton Planning Board a Completed Application Package and respectfully requests its approval of said plat. In considerations for approval and the privileges occurring thereto, the owner hereby agrees, as applicable:

- To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions, which become apparent during construction.
- To provide and install standard street signs as approved by the Town for all street intersections.
- To give the Town on demand, proper deeds for land or rights of ways reserved on the plat for streets, drainage or other purposes as agreed upon during the public hearing.
- To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- To make no changes whatsoever in the Final Plat as approved by the Board unless a revised plan or a plat or new application is submitted and approved by the Planning Board.
- To construct improvements or post the Planning Board's Performance Guarantee to insure completion of the improvements shown on the plat and related drawings.
- There are no known violations of the Town of Gilmanton Zoning Ordinance or Gilmanton Planning Board Regulations present on the property that have not been disclosed as part of this application.
- To insure proper boundary monumentation at the project's completion in accordance with the Town of Gilmanton Site Plan Review Regulations.

**Authorization to Act as Agent**

Mr./Mrs. Ms. Chaire Wilcocks (Please Print) is hereby designated as the person who is authorized to act as my agent in securing any and all permits necessary from the Gilmanton Planning Board for the development of my property, all communications to the owner may be addressed to the agent with copy provided to the property owner.

**Certification:**

Owner of Record signature: [Signature] -670 Date: 3/30/21

Owner of Record signature: \_\_\_\_\_ Date: \_\_\_\_\_

**GILMANTON YOUTH  
ORGANIZATION**



March 28, 2021

Misiaszek Turpin, pllc  
Claire Wilkens, AIA  
One Mill Plaza  
Laconia, NH 03246

**RE: Representation on behalf of GYO**

Dear Claire:

On behalf of the Gilman Youth Organization, we request and agree to representation on behalf of GYO in the matter of our building permit for the construction of a basketball court at GYO Park before the Town of Gilman, including but not limited to the Board of Selectman, Planning Board, Town Administrator, and any other Town officials or boards.

Thank you for assisting and representing GYO in this project.

Sincerely,

**Julie Sforza-Smith**

Digitally signed by Julie Sforza-  
Smith  
Date: 2021.03.28 12:09:40 -04'00'

Julie Sforza-Smith, Interim President and Treasurer  
julie.sforza-smith@gyonh.com





# 50 foot Abutters List Report

Gilmanon, NH

March 27, 2021

## Subject Property:

Parcel Number: 413-060-000  
CAMA Number: 413-060-000-000-000  
Property Address: 182 ALLENS MILL RD

Mailing Address: GILMANTON, TOWN OF  
PO BOX 550  
GILMANTON, NH 03237

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## Abutters:

Parcel Number: 413-037-000  
CAMA Number: 413-037-000-000-000  
Property Address: 169 ALLENS MILL RD

Mailing Address: BAKER, DOUGLAS A & JENNIFER L  
169 ALLENS MILL RD  
GILMANTON, NH 03237

Parcel Number: 413-038-000  
CAMA Number: 413-038-000-000-000  
Property Address: 3 BEECHWOOD DR

Mailing Address: MURPHY IV, TERRENCE W  
3 BEECHWOOD DR  
GILMANTON, NH 03237

Parcel Number: 413-056-000  
CAMA Number: 413-056-000-000-000  
Property Address: ALLENS MILL RD REAR

Mailing Address: OWNER UNKNOWN  
PO BOX 550  
GILMANTON, NH 03237

Parcel Number: 413-057-000  
CAMA Number: 413-057-000-000-000  
Property Address: 216 & 228 ALLENS MILL RD

Mailing Address: AUSTIN JR, GERALD L  
216 ALLENS MILL RD  
GILMANTON, NH 03237

Parcel Number: 413-058-000  
CAMA Number: 413-058-000-000-000  
Property Address: 208 ALLENS MILL RD

Mailing Address: DONOVAN, BRETT DONOVAN, JOHN W  
208 ALLENS MILL RD  
GILMANTON, NH 03237

Parcel Number: 413-061-000  
CAMA Number: 413-061-000-000-000  
Property Address: 164 ALLENS MILL RD

Mailing Address: BOLDUC, JAMES M & JESSICA L  
164 ALLENS MILL RD  
GILMANTON, NH 03237

Parcel Number: 413-062-000  
CAMA Number: 413-062-000-000-000  
Property Address: 148 ALLENS MILL RD

Mailing Address: WOODBURY, STEVEN D & SUSAN L  
148 ALLENS MILL RD  
GILMANTON, NH 03237

Parcel Number: 420-146-000  
CAMA Number: 420-146-000-000-000  
Property Address: 236 ALLENS MILL RD

Mailing Address: MCCARTHY, BRIAN ALAN  
236 ALLENS MILL RD  
GILMANTON, NH 03237



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

3/27/2021

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## Transmittal

M i s i a s z e k  
T u r p i n  
p l l c

Architecture  
P l a n n i n g

Memorandum To: Town of Gilmanton  
Planning Department

From: Claire Wilkens AIA

Date: 31 March 2021

Subject: Planning Board Application-Site Review

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Please find enclosed with this transmittal the following documents for the Planning Board submission deadline of April 22, 2021, for the Planning Board meeting May 13, 2021.

1. Planning Board Application for Minor Site Review
2. Fee waiver request for non-profit organization
3. Building Permit Application
4. Representation/authorization letter
5. Abutters list with 3 labels for each
6. GYO Park color rendering of existing park and proposed court
7. Color photo of GYO fields/park before and after
8. Basketball court dimensional diagram
9. Site work and sub-surface requirements with finish material
10. 11 x 17 site plan sheet, not to scale
11. 24 x 36 Site Plan, to scale with notes and locus plan, for Planning Board approval(7)
12. A check for \$63 to cover the abutters notices and newspaper ad, fee TBD.

Respectfully submitted,

Claire Wilkens AIA

cc: File  
Julie Sforza-Smith/GYO

One Mill Plaza  
Laconia, New Hampshire  
0 3 2 4 6  
(v) 603.527.1617  
(f) 603.527.1618  
misiasekturpin.com



**GILMANTON YOUTH  
ORGANIZATION**



March 30, 2021

Town of Gilman  
503 Province Road  
P.O. Box 550  
Gilman, NH 03237

**RE: Request for waiver of site plan review fees**

Dear Town Administrator:

Gilman Youth Organization (GYO) requests a waiver of our site plan review fees for our GYO Park basketball court project as an IRC §501(c)(3) nonprofit organization. GYO's EIN is 27-2581044. Our nonprofit status has an effective date of June 18, 2010. GYO is further classified as a public charity under the Code.

We have enclosed a check for abutters' notices in the amount of \$63 and a separate check to cover the advertising fee, price TBD.

Thank you for assisting GYO in this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Julie Sforza-Smith', written over a light blue horizontal line.

Julie Sforza-Smith, Interim President and Treasurer  
julie.sforza-smith@gyonh.com



# GYO PARK



Playground  
& Swingset Area  
(new for 2019)

Equipment Shack/  
Concessions

Baseball Field

Upper Parking Area

Soccer Field 1

K Field 1

Batting Cage  
(new for 2016)

Lower Parking Area

Soccer Field

T-Ball Field

Proposed  
Basketball Court  
and Parking Area  
Site



Soccer  
Field 2

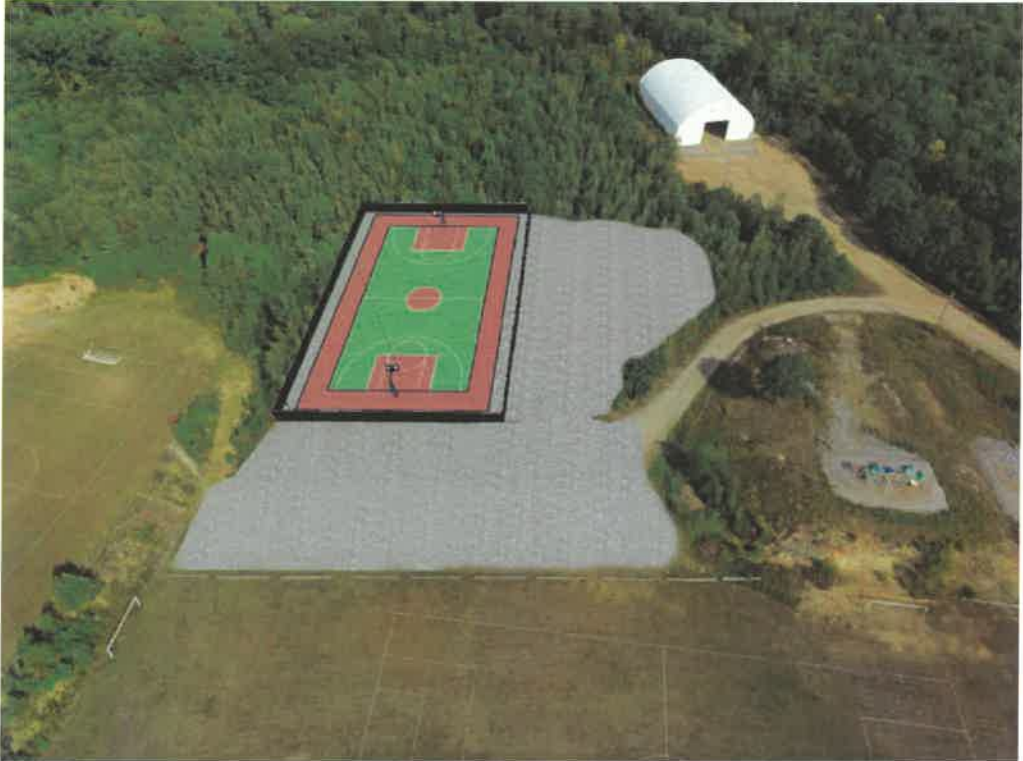
Soccer  
Field 3



GILMANTON YOUTH ORGANIZATION-PLANNING SUBMISSION-APRIL 2021



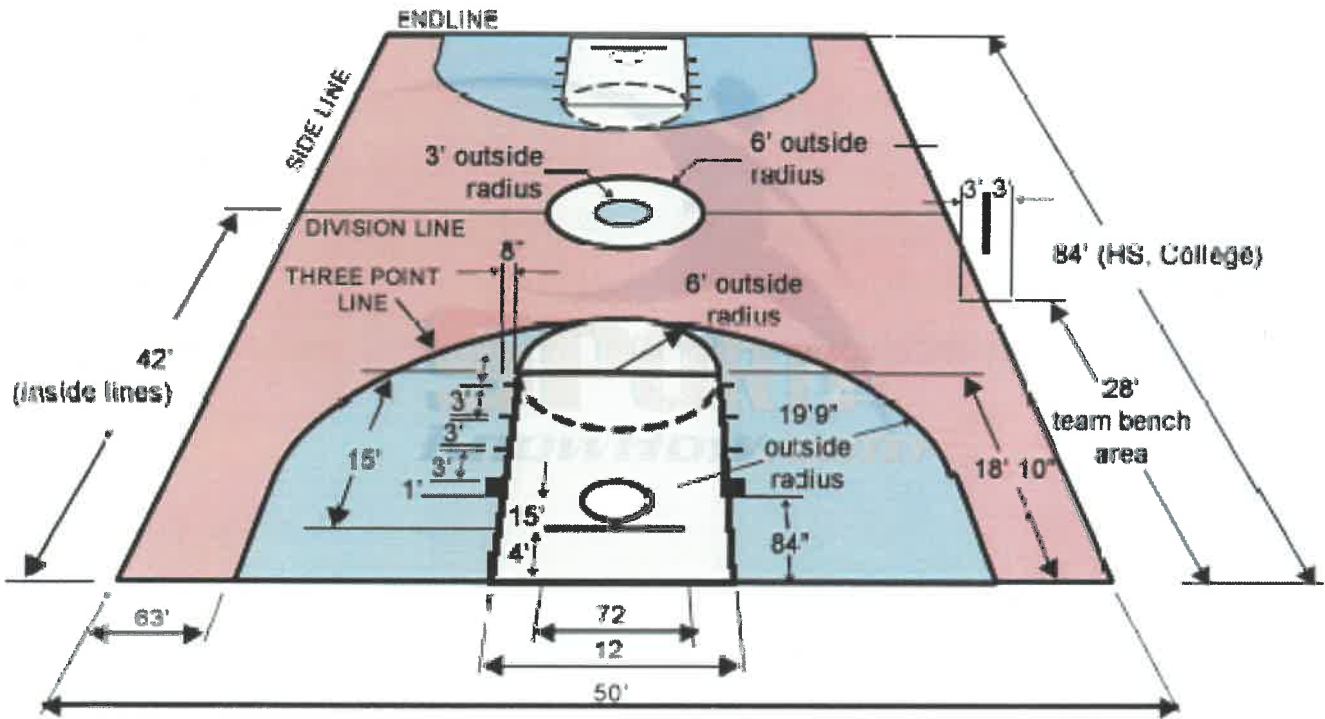
GYO FIELDS BEFORE BASKETBALL COURT



GYO FIELDS WITH PROPOSED BASKETBALL COURT AND ADDITIONAL PARKING

**High School Basket Ball Court**

diagram



# GYO Park Basketball Court

## Site work and sub-surfacing requirements

- Minimum Thickness of Concrete: 4"
- Concrete Strength: 3000 PSI
- Reinforcement: #4 (1/2") Rebar on 24" centers each way, tied and elevated to center of slab (6x6 re-wire can be used in place of rebar if desired)
- Concrete Finish: Medium Broom
- Expansion Joints: Saw cut joints on 15' centers within 24 hours of the pour. Depth of cut to be 20% of thickness. If 4" thick, then cut 3/4" deep.
- Grading: Maximum 0.5% slope (0.5" vertical fall for every 10' horizontal)
- Compacted Stone Base: 2" to 4"

Minimum thickness of 4", a 6"x6" turndown with a #5 continuous rebar may be used where slab will abut walls or other pavements

- Reinforcement Options: 6x6 W1.4 x W1.4 Welded Wire Fabric placed at 1/3 the depth of the concrete; #5 continuous rebar at perimeter of slab – min. 2" concrete cover for rebar
- Medium broom finish
- 3,000 PSI at 28 days
- 1/4" tooled radius edge or chamfered edge
- Slope: 0.5%Min./1% Max

Joint Spacing:

Pavement Thickness (Inches)	Max. Joint Spacing (Feet)
3.5"	6'
4"	10'
4.5"	10'
5"	12'
6"	15'

Control joints may be either tooled in "wet" concrete or sawcut within 18 hours of placement

- Expansion joints shall be used to separate new concrete whenever it abuts new or existing concrete from curbs, walls and any other rigid pavements/structures
- Expansion joints shall be filled with pre-moulded joint filler, min. requirement ASTM D-175
- All joints shall be sealed with a sealant resistant to both oil and fuel
- Subgrade: Min. 6" compacted subgrade 98% of max. density

