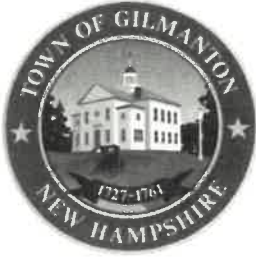


RECEIVED  
MAR 31 2023

BY  
Application  
Site Plan Review



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

Application: PB #	SPR2023-40
Submission Date:	3.31.23
Hearing Date:	6.8.23
<b>Fees Paid</b>	
Application Fee:	\$ 200
Abutter Fee:	\$ 80
Public Notice Fee:	\$
Recording Fee:	\$
Total Fees Paid:	\$
<small>For Municipal Use Only</small>	

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

**Applicant Information**

**Property Owner(s) of Record:** Marshall E. Bishop  
All Owner(s) of Record Must Be Listed and REQUIRED Sign the Application

**Property Address:** 528 Meadow Pond Road Private Road or Class V

**Mailing Address:** 528 Meadow Pond Road, Gilmanton, NH, 03249  
If Different than the subject property Street or PO Box City/Town State Zip

**Home #** \_\_\_\_\_ **Cell #** 603-387-7559 **E-mail** Bishop1@metrocast.net

**Applicant(s):** SunFlower, LLC - Vincenzo Sisti & Connor Sanborn

**Mailing Address:** 30 Geddes Road, Gilmanton IW, NH., 03837  
If Different than the property Owner(s) Street or PO Box City/Town State Zip

**Home #** \_\_\_\_\_ **Cell #** 603-545-9255 **E-mail** admin@sunflower.earth

**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:**

The property housed the Gilmanton Winery (agriculture and commercial) as well as the primary residence of the property owner. This project will allow the business to be fully powered by renewable energy.

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

\_\_\_\_\_

Ground Mounted Solar PV Project - 175 total solar pv modules spread between 5 separate racking units. Total Capacity of project is 78.750kW (DC); Total of 5 SolarEdge String Inverters on each racking unit. All interconnection between units will run in underground conduit and follow a predetermined path to the main house meter.

**Subject Property**

**Zoning District:** rural **Total Acreage:** 8.8 Acres

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

**If yes, when:** there is a a number of approvals for this propoerty ranging from constructing of building to septic

**Previously Approved Development:** \_\_\_\_\_

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

**Is the property subject to:**

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

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

**Other Considerations**

**Yes** or **No** **Does the proposal meet all Zoning Ordinance Requirements of Article IV, Table 2?**

**Yes** or **No** **If no, have you received or applied for a Variance from the ZBA? If yes, when?** 2017 **Approved/Denied/Pending**

**Yes** or **No** **If ZBA approval is required; would you like to request a Joint Meeting?**

**Yes** or **No** **Is a Conditional Use Permit in conjunction with this application required according to Zoning Ordinance Requirements of Article IV, Table 1?**

**Yes** of **No** **Are there specific conditions set forth by the ZBA? Please list:** pertainning to outdoor events


**Yes** or  **No** **Does the proposal require the development of a road(s)?**

**Yes** or **No** **If a new road is proposed, are sidewalks or streetlights, culverts and other improvements included on the plan?**

**Yes** or  **No** **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)

 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. \_\_\_\_\_ (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: version attached to contract**

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

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

<b>Plan Checklist for Site Plan Review</b>				
		<b>Town of Gilmanston</b>		
		<b>Planning Board</b>		
	<b>A completed application accompanied by a plan with:</b>			<b>Yes No N/A</b>
1)	<b>Names and addresses of all abutters, taken from the town records not more than five (5) days before the day of filing.</b>			
2)	<b>Names and addresses of all persons whose name and seal appears on the plat.</b>			
3)	<b>Names and addresses of all holders of conservation, preservation or agricultural preservation restrictions.</b>			
4)	<b>Payment in full of all applicable application fees.</b>			
5)	<b>One (1) Mylar, seven (7) paper copies of the Plat, one (1) 11" x 17" copy prepared according to the standards of the NH Land Surveyors Association and the County Registry of Deeds as follows:</b>			
	<b>a) Plats shall be at any scale between 1"=20' and 1"=400';</b>			
	<b>b) The outside dimensions of the plat shall be 22" x 34", or as other wise specified by the County Registry of Deeds;</b>			
	<b>c) The material composition shall be suitable for electronic scanning and archiving by the Registry of Deeds;</b>			
	<b>d) All plats shall have a minimum 1/2" margin on all sides;</b>			
	<b>e) All title blocks should be located in the lower right hand corner, and shall indicate:</b>			
	<b>i) Type of survey;</b>			
	<b>ii) Owner of record;</b>			
	<b>iii) Title of the plan;</b>			
	<b>iv) Name of the town(s);</b>			
	<b>v) Current Tax Map and Lot Number;</b>			
	<b>vi) Plan date and revision dates;</b>			
6)	<b>A letter of authorization from the owner(s), if the applicant is not the owner(s) of record.</b>			
7)	<b>A statement of whether the application is intended to qualify as workforce housing under RSA 674:58-61.</b>			
	<b>The plat shall show the following information:</b>			
1)	<b>Proposed site plan name or identifying title; name and address of the applicant and of the owner, if other than the applicant.</b>			
2)	<b>North arrow, scale-written and graphic, date of the plan; name license number and seal of the surveyor or other person whose seal appears on the plan.</b>			

		Yes	No	N/A
3)	<b>Signature block for Planning Board endorsement and date of approval; 2-signature lines: PB Chair and the Administrator.</b>			
4)	<b>Locus plan showing general location of the total tract within the town and the zoning district.</b>			
5)	<b>Boundary Survey including bearings, horizontal distances and the location of permanent markers. Curved boundary lines shall show radius.</b>			
6)	<b>Names of all abutting subdivisions, streets, easements, building lines, parks and public places, and similar facts regarding abutting properties.</b>			
7)	<b>Location of all property lines and their dimensions; lot areas in square feet and acres. Lots numbered according to the Town tax map numbering system.</b>			
8)	<b>Location and amount of frontage on public right-of-way.</b>			
9)	<b>Location of building setback lines, including 50 ft wetland setback for buildings.</b>			
10)	<b>Location of all parcels of land proposed to be dedicated to public use.</b>			
11)	<b>Location of all existing and proposed buildings and other structures.</b>			
12)	<b>Location &amp; description of any existing or proposed easements.</b>			
13)	<b>Existing and proposed wells, culverts, drains, sewers; proposed connections or alternative means of providing water supply supply and disposal of sewage and surface drainage.</b>			
14)	<b>Existing and proposed streets with names, classification, travel surface widths, right-of-way widths.</b>			
15)	<b>Final road profiles, center line stationing and cross sections.</b>			
16)	<b>Location and width of existing and proposed driveways.</b>			
17)	<b>Water courses, ponds, standing water, rock ledges, stone walls; existing and proposed foliage lines; open space to be preserved; and any other man-made or natural features.</b>			
18)	<b>Existing and proposed topographic contours based upon the USGS topographical data, w/ spot elevations where necessary.</b>			
19)	<b>Soil and wetland delineation.</b>			
20)	<b>Location of percolation tests and test results; certification of Town officials witnessing the tests; and outline of 4,000 sf septic area with any applicable setback lines.</b>			
21)	<b>Location of existing and proposed well, with 75-foot well radius on its own lot.</b>			
22)	<b>Base flood elevations and flood hazard areas, based on the FEMA maps. (Available in the Planning Office)</b>			

		<b>Other Information</b>					
<b>1)</b>	<b>Plan for Stormwater Management and Erosion Control.</b>						
<b>2)</b>	<b>State approval for septic systems; septic design.</b>						
<b>3)</b>	<b>Alteration of Terrain Permit from NH DES.</b>						
<b>4)</b>	<b>State/Town driveway permit, as applicable.</b>						
<b>5)</b>	<b>Any deed restrictions; and all deeds covering land to be used for public purposes, easements &amp; rights-of-way over property to remain in private ownership.</b>						
<b>6)</b>	<b>Any other state and/or federal permits.</b>						
<b>7)</b>	<b>Any additional reports or studies deemed necessary by the Board to make an informed decision, including but not limited to: traffic, school, fiscal and environmental impact analyses.</b>						
	<b>The Board reserves the right to request such information an application has been accepted as complete, as well as before acceptance.</b>						
<b>8)</b>	<b>The Board reserves the right to request peer review by a company of the Boards choosing at the Applicants expense.</b>						



# 100 foot Abutters List Report

Gilmanon, NH  
March 31, 2023

## Subject Property:

Parcel Number: 420-103-000  
CAMA Number: 420-103-000-000-000  
Property Address: 528 MEADOW POND RD

Mailing Address: BISHOP, MARSHALL E & CAROL J  
528 MEADOW POND RD  
GILMANTON, NH 03237

## Abutters:

Parcel Number: 420-097-000  
CAMA Number: 420-097-000-000-000  
Property Address: 479 MEADOW POND RD

Mailing Address: MG HOLDINGS LLC  
PO BOX 10088  
BEDFORD, NH 03110

Parcel Number: 420-098-000  
CAMA Number: 420-098-000-000-000  
Property Address: 505 MEADOW POND RD

Mailing Address: DUFOUR SR, STEVEN T  
505 MEADOW POND RD  
GILMANTON, NH 03237

Parcel Number: 420-099-000  
CAMA Number: 420-099-000-000-000  
Property Address: 507 MEADOW POND RD

Mailing Address: NEWLEN, KEVIN D & DEBBIE L  
507 MEADOW POND RD  
GILMANTON, NH 03237

Parcel Number: 420-100-000  
CAMA Number: 420-100-000-000-000  
Property Address: 525 MEADOW POND RD

Mailing Address: DUPONT III, PAUL R & ALICIA A  
525 MEADOW POND RD  
GILMANTON, NH 03237

Parcel Number: 420-101-000  
CAMA Number: 420-101-000-000-000  
Property Address: 533 MEADOW POND RD

Mailing Address: GAMBALE, MARIE  
533 MEADOW POND RD  
GILMANTON, NH 03237

Parcel Number: 420-102-000  
CAMA Number: 420-102-000-000-000  
Property Address: 554 MEADOW POND RD

Mailing Address: MOORE, K RICHARD & ELAINE G  
554 MEADOW POND RD  
GILMANTON, NH 03237

Parcel Number: 420-108-000  
CAMA Number: 420-108-000-000-000  
Property Address: 120 STOCKWELL HILL RD

Mailing Address: GALLANT, JEANNE H  
125 STOCKWELL HILL RD  
GILMANTON, NH 03237

Parcel Number: 422-010-000  
CAMA Number: 422-010-000-000-000  
Property Address: 543 MEADOW POND RD

Mailing Address: BOZEMAN, DONALD E  
543 MEADOW POND RD  
GILMANTON, NH 03237



www.cai-tech.com

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