



### Application Site Plan Review

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

RECEIVED  
DEC 18 2023

Application: PB #	2024-2/01
Submission Date:	12/18/23
Hearing Date:	1/11/24
<b>Fees Paid</b>	
Application Fee:	\$ 200.00
Abutter Fee:	\$ 56
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: Robert + Rebecca Rowstadt  
All Owner(s) of Record Must Be Listed and REQUIRED Sign the Application

Property Address: 506 Province Rd Private Road or Class V

Mailing Address: \_\_\_\_\_, Gilmanton, NH, 03237  
If Different than the subject property Street or PO Box City/Town State Zip

Home # — Cell # — E-mail —

Applicant(s): Robert + Rebecca Rowstadt

Mailing Address: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
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: Restaurant plus B+B and residence

Please describe in detail the proposed development: Close down restaurant. Convert to Multi-unit building with 5 living units

**Subject Property**

Zoning District: U1 18 Total Acreage: 1 Acre

Has the subject property received previous Site Plan Approval?  NO

If yes, when: yes

Previously Approved Development: Restaurant

If denied, state the reason for the denial: N/A

**Is the property subject to:**

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

- Facility Data**
- |                               |   |                 |
|-------------------------------|---|-----------------|
|                               | <u>Existing</u>                               | <u>Proposed</u> |
| State Approved Private Septic | <input checked="" type="checkbox"/> Yes or No | Yes or No       |
| Private Well/Water Supply     | <input checked="" type="checkbox"/> Yes or No | Yes or No       |

**Other Considerations**

- Yes or No N/A 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 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 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 Gilmananton in the final application process of this property shall be borne by the following party: (Please initial the line of the respective party)

\_\_\_\_\_ Applicant      RR 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 Gilmananton 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 Gilmananton Ordinances and Regulations.

3. The undersigned Owner/Agent hereby submits to the Gilmananton 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 Gilmananton Zoning Ordinance or Gilmananton 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 Gilmananton 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 Gilmananton 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: Robert Smith Date: 12-14-23

Owner of Record signature: Alexander Smith Date: 12-14-23



Town of Gilmanton, New Hampshire  
 Planning Board  
 Academy Building  
 503 Province Road  
 PO Box 550

Bre Daigneault, Com. Dev. Dir.  
 Mark Fougere, Certif. Planner  
 C. Roy Buttrick, Chair  
 Parker Hoffacker, Vice-chair  
 Mark Warren, Select Rep.  
 Brett Currier, Member  
 Jake Dalzell, Member  
 Marty Martindale, Member  
 Nate Philbrook, Member

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 DEC 18 2023  
 BT: .....

Gilmanton, New Hampshire 03237  
 planning@gilmantonnh.org

603.267-6700 ex 122 - Phone 603.267.6701 - Fax

**Conditional Use Permit Application**  
 Addendum to Site Plan Review

APPLICATION MUST BE TYPED OR PRINTED LEGIBLY IN PEN

DATE RECEIVED: 12/18/23  
 M/L: 127-049

**I. Applicant and Owner Information**

Name of Applicant: Robert Rowstadt Telephone: [REDACTED]

Email: Robert Rowstadt@gmail.com

Address of Applicant: 506 Province Rd Gilmanton NH 03237  
(Street/PO Box) (Town/City) (State) (Zip Code)

Property Owner: \_\_\_\_\_ Telephone: \_\_\_\_\_  
(If different from Applicant)

Email: \_\_\_\_\_

Property Owner Address: \_\_\_\_\_  
(Street/PO Box) (Town/City) (State) (Zip Code)

**II. Property Information**

Tax Map: 1842/127 Lot #: 165/49 Zoning District: UI 18 ✓ Overlay District: HDC

Address of Property: 506 Province Rd Gilmanton NH 03237  
(Street/PO Box) (Town/City) (State) (Zip Code)

Existing Use of Property: 2 Bedroom Residence, 3 Room B+B, 1st Floor Pub

**Type of Conditional Use Permit:**

<input type="checkbox"/> Child Care Facility	<input type="checkbox"/> Cottage Industry	<input type="checkbox"/> Offices (2,000 sq ft or less)
<input type="checkbox"/> Retail Business	<input type="checkbox"/> Service Business	<input type="checkbox"/> Kennel
<input type="checkbox"/> Dwelling (Two-Family)	<input type="checkbox"/> Dwelling <small>(Multi-Family / New Construction)</small>	<input checked="" type="checkbox"/> Dwelling <small>(Multi-Family / Interior Alterations)</small>
<input type="checkbox"/> Kennel	<input type="checkbox"/> Wireless Telecommunications Facilities	<input type="checkbox"/> Solar Energy System <small>(Ground/Pole Mounted)</small>

Describe proposed use or activity that requires Conditional Use Permit consideration and describe any impacts: Retirement of owners and discontinuance of restaurant has led to creation of a multi family dwelling as best use of the Taverna. The proposed plan will have a reduced impact than a Pub and AirBnb operation.

Land Agent Prepared Plans: N/A

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_  
(Street/PO Box) (Town/City) (State) (Zip Code)

Professional License #: \_\_\_\_\_ Email: \_\_\_\_\_

Conditional Use Permit Application Continued

It is the burden of the Applicant/Owner/Land Agent/Legal Representation to prove that the proposed use will comply with the following: *See Attached Exhibit A*

1. The proposed use(s) is/are consistent with the adopted Master Plan.
2. The specific site is in an appropriate location and of adequate size for the use.
3. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located.
4. There will be no nuisance or serious hazard to vehicles or pedestrians.
5. The use will not place excessive or undue burden on Town services and facilities.
6. There would be no significant effect resulting from such use upon the public health, safety and general welfare of the neighborhood in which the use would be located.

III. Authorization to Enter Subject Property

I/We hereby authorize members of the Gilmanston Planning Board, Planning Department, Conservation Commission and other pertinent Town Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: *Robert Ronskolt* Date: *Dec 9, 2023*  
(ALL Owners of Record Must Sign the Application)

\_\_\_\_\_ Date: \_\_\_\_\_

IV. Signatures

I/We hereby submit this application to the Town of Gilmanston Planning Board and attest that to the best of my/our knowledge all of the information on the application form and in the accompanying application materials and documentations is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: *Robert Ronskolt* Date: \_\_\_\_\_  
(ALL Property Owners of Record Must Sign the Application)

\_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
(If Different from Owner)

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

(Page 3; List of Abutters attached)

**TOWN OF GILMANTON CONDITIONAL USE PERMIT  
LIST OF ABUTTERS**

Pursuant to RSA 676:4; the applicant must provide all abutter information as indicated in the town records not more than 5 days before the day of filing.

(ABUTTER is the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly across the street or stream from the land under consideration. For a condominium or other collective form of ownership, abutter means the officers of the collective or association.)

**Owner:**

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
1842	165	Robert ROUSTADT	506 PROVINCE Rd Gilmanton 03237

**Applicant: (if different from owner)**

TAX MAP	LOT #	APPLICANT	MAILING ADDRESS

**Land Agent: Surveyor/Engineer/Wetland Scientist**

NAME	COMPANY	MAILING ADDRESS

**Conservation Easement Holders:**

TAX MAP	LOT #	NAME OF THE EASEMENT HOLDER	MAILING ADDRESS

**Abutters:**

TAX MAP	LOT #	OWNER OF RECORD	MAILING ADDRESS
2544	72	BRUDY + WARREN Voyseys	500 PROVINCE RD
1629	654	Michael Smith	8 Cat ALLEY
3524	471	James + Amber Allen	513 Province
3389	626	Jasmya GRAY	9 Currier Hill Rd
—	—	Lucilla + Randall COOK	29 Currier Hill Rd
—	—	Gilmanton Community Church	497 Province Rd

## Exhibit A: Page 2's six questions for Conditional Use Permit Application

**1. The proposed use(s) is/are consistent with the adopted Master Plan.**

The Master Plan seeks to maintain the rural character of the town. The proposed use will provide funds that can be used to that end. The use will maintain the historical nature of the dwelling while providing shelter for a few non-transient individuals.

**2. The specific site is an appropriate location and of adequate size for the use.**

The facility is appropriately zoned for its intended use (i.e. multiple units of 3 to 5 living spaces). It has been used in the recent past as a B&B and Airbnb. It has a long history as a boarding house during the 19<sup>th</sup> and 20<sup>th</sup> centuries. With up to 5500 square feet of space, the facility is large enough to accommodate 8 to 10 people in up to 6 living spaces, each with their own bathrooms and access to kitchens and laundry facilities.

**3. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located.**

The intended use will not be of sufficient size to adversely affect the area in terms of parking or the number of people walking in and out of the building. Currently the facility has approval for up to 20 vehicles. The intended use will see no more than an average of 7 to 8 vehicles on site.

**4. There will be no nuisance or serious hazard to vehicles or pedestrians.**

Currently the facility has been approved for use as a restaurant with twenty seats and events for up to 70 people. The intended use will see far less people on site at any given time. Travel in-and-out of the parking areas will be significantly reduced.

**5. The use will not place excessive or undue burden on the Town services and facilities.**

The burden, if any, will not be excessive or undue. Expected tenants will be single individuals for at least two of the rooms. The rest will either be single individuals or married couples without children. A significant increase, if any, in the school population is unlikely.

**6. There would be no significant effect resulting from such use upon the public health, safety and general welfare of the neighborhood in which the use would be located.**

We do not see any negative impact at this time to the public health, safety and general welfare of the neighborhood.

## REQUEST FOR A WAIVER

Applicant: Robert Ronstadt

Property: 506 Province Road

The Change of Use is to an Internal Multiunit Dwelling with 4 living units and a downstairs office, from a Restaurant operation with 20 seats, 20 parking spaces, 3 rooms for B&B, plus a 2 bedroom private apartment. Basically, the new use will have less impact on neighbors, less septic usage, less parking requirements (8 cars maximum). There will also be less signage and lighting needs.

All changes are expected to occur inside the dwelling. These are relatively minor. But not unimportant. For instance, we will work with the Fire Chief and implement his recommendations.

A diagram is submitted which shows where tenants will be located and what services will or will not be available. No new construction is required. We will use five of the six existing bedrooms upstairs.

Downstairs the diagram shows that an office will be rented with a bathroom, conference room, and reception area. The Pub or Tap Room will become a Common Area for tenants. No food, liquor, wine, beer, or other items will be sold.

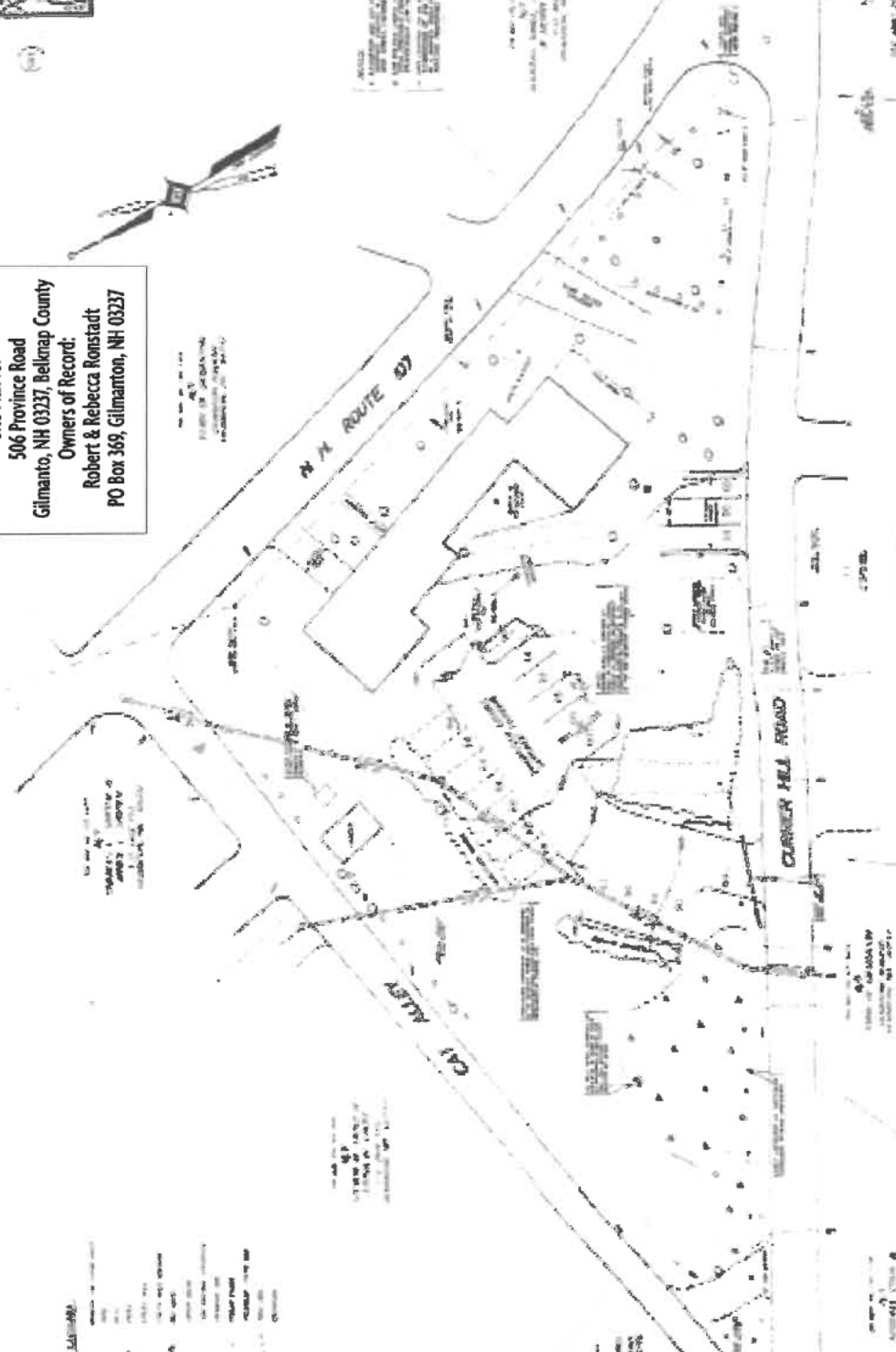




Tax Map 26, Lot 50-00  
 Site Plan for  
 506 Province Road  
 Gilman, NH 03237, Belknap County  
 Owners of Record:  
 Robert & Rebecca Ronstadt  
 PO Box 369, Gilman, NH 03237



- LEGEND**
- 1. EXISTING BUILDINGS
  - 2. EXISTING DRIVEWAYS
  - 3. EXISTING DRIVEWAYS
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**DES Septic Approval** #6CA2018071018  
 Intended Hours of Operation: 4:00 pm - 11:30 pm Wednesday thru Sunday & selected "Game Days."  
 Plus private gatherings for meetings.  
**GFD & Highway Department Approved.**

APPROVED BY THE  
 GILMAN PLANNING BOARD  
 DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

**Zoning Board of Adjustment:** On 11/16/17, the ZBA granted a Special Exception from Zoning Ordinance Article IV, Table 1, to use an existing building for a restaurant/pub, subject to the following conditions: 1) Applicants shall meet all planning board site plan requirements and licenses from the state before opening for operation 2) A state approved septic designer inspects the system reporting on its suitability, and the report shall affirm the use to be adequate.

**RESTORIC TAVERN**  
 N/A ROUTE 07  
 CURRIER HILL ROAD & CAT ALLEY  
 BELKNAP CO., GILMANTON, NH  
 SCALE: 1" = 20' JULY 1, 1980



GILMAN PLANNING BOARD  
 506 PROVINCE ROAD  
 GILMAN, NH 03237  
 TEL: 603-852-1111

APPROVED BY THE  
 GILMAN PLANNING BOARD  
 DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

**Zoning Board of Adjustment:** On 11/16/17, the ZBA granted a Special Exception from Zoning Ordinance Article IV, Table 1, to use an existing building for a restaurant/pub, subject to the following conditions: 1) Applicants shall meet all planning board site plan requirements and licenses from the state before opening for operation 2) A state approved septic designer inspects the system reporting on its suitability, and the report shall affirm the use to be adequate.

**RESTORIC TAVERN**  
 N/A ROUTE 07  
 CURRIER HILL ROAD & CAT ALLEY  
 BELKNAP CO., GILMANTON, NH  
 SCALE: 1" = 20' JULY 1, 1980

PLANNING BOARD  
11/16/17

PLANNING BOARD  
11/16/17

**Septic Approval** #C4319671018  
**vised hours of operation:** 4:00 pm - 11:30 pm Wednesday thru  
Sunday & selected "Game Days."  
Plus private gatherings for meetings.  
I & Highway Department Approved.

APPROVED BY THE  
PLANNING BOARD

**Zoning Board of Adjustment:** On 11/16/17 the ZBA  
granted a Special Exception from Zoning Ordinance Article N, Table 1, to use an existing  
building for a restaurant, subject to the following conditions: 1) Applicants shall meet  
all planning board site plan requirements and licenses from the state before opening for  
operation 2) A state approved septic designer inspects the system reporting on its sub-  
sidiary, and the report shall affirm the use to be adequate.

PLANNING BOARD  
11/16/17



PLANNING BOARD  
11/16/17