



**TOWN OF GILMANTON
PLANNING BOARD**
Thursday, March 14, 2024 – 6:30PM
Town Offices at Gilman Academy
503 Province Road
Gilman, NH 03237
www.gilmanntownnh.org

MEETING MINUTES APPROVED

A. CALL TO ORDER BY CHAIRMAN

B. ROLL CALL

Members present included Nate Philbrook, Jake Dalzell, Brett Currier, Vice Chairman Parker Hoffacker, Chairman Roy Buttrick, and Marty Martindale along with staff Bre Daigneault.

C. SALUTE TO THE FLAG

D. PUBLIC HEARINGS

- **NEW-** None

- **OLD-**

Continued from February 8, 2024:

Case #SPR2024-402: Property owner Yasha Biron is requesting a site plan review to convert the existing structure into a two-family dwelling and retail space. The property is located at 518 Province Rd, known as map/lot 127-37, located in the Village Zone with Historic District overlay.

Chair Buttrick stated that Ms. Biron had submitted the septic design for the proposed use, as requested by the Board.

Chair Buttrick opened the meeting for public comments. With no comments, Chair Buttrick closed the public hearing.

Member Currier felt that Ms. Biron had met the board's request and did not have any additional comments. Members had no additional discussion.

Member Currier made the motion to approve the application. Member Dalzell seconded.

Motion approved 6-0

E. MINUTES OF- February 8, 2024 (date corrected from agenda)

VC Hoffacker made the motion to accept the minutes of February 8, 2024. Member Martindale seconded. **Motion passed 6-0**

F. CORRESPONDENCE

- **Preliminary Discussion:** Property owner David A. Clairmont would like to discuss developing two 3-unit buildings on property located on NH Rt 140, known as map and lot 413-097. Mr. Clairmont stated that he would like to change a little and propose three 2-unit buildings with a shared driveway. This would be done in phases, one building at a time. He is requesting the board advise him on what he would need to bring to the board for the conditional use permit. Staff Daigneault state that the Zoning Ordinance allows for one dwelling unit per lot with an ADU with the exception that the Planning Board can approve a conditional use permit

to have multiple dwellings on one lot. She had consulted with Planner Mark Fougere, who stated this was added in the ordinances to add more leniency on properties. There is additional acreage needed, which this property has. Member Currier inquired if there would be one septic for all three or individual septic systems for each, especially if Mr. Clairmont feels the project may stretch over 5-10 years. Mr. Clairmont stated he would be speaking to a septic designer to figure out the best plan. He would prefer to have one shared well. Chair Buttrick stated he would need the well water monitored through the State. Member Currier felt they would need to see approved septic designs for the proposed number of buildings with the application. If the design goes past four years, it would need to be renewed. Mr. Clairmont inquired if completing test pits would be sufficient. He already has a driveway permit from the State. Mr. Clairmont showed the board a conceptual design for the buildings. He inquired if the board would accept a plan if he drew the structure locations on the septic design. Chair Buttrick felt Mr. Clairmont could work with the septic designer and a surveyor to submit a plan. Mr. Clairmont stated that he does have a survey, can locate the pins, and measure out the distances. The septic designer would locate the septic on the lot. Members felt this would be an acceptable plan to submit.

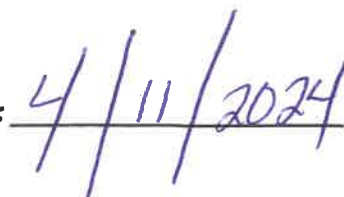
G. OTHER BUSINESS/PUBLIC COMMENT

- Staff Daigneault updated the Board that the Ronstadts' (at 506 Province Rd) had withdrawn their site plan approval to utilize the property as a multi-family dwelling. They would continue with the single-family use with restaurant on the first floor.
- Capital Improvement Program- Staff Daigneault had started re-writing sections in the CIP. SR Collins had submitted the enrollment numbers and annual budget for the school spanning the last 5 years. Enrollment had decreased from 416 in 2019-20 to 333 in 2023-24. Member Currier inquired what Gilford's enrollment was versus Gilmanton School. This was not known. Members discussed the current conditions of the roads and whether the worst roads should be bonded for fixing sooner rather than later. VC Hoffacker reviewed some portions of the road study which recommended a plan to move forward with a capital reserve account. Staff Daigneault stated the Selectmen are looking for a timeframe for having CIP completed. They typically start budget talks with department heads in July or August. Member Currier felt the best way to fix the roads now would be to bond. He would like to see current bond rates for the next meeting. Members would be requesting updated inventory lists from department heads.
- Member Titles- Member Martindale made the motion to elect Chair Buttrick as Chairman and VC Hoffacker as Vice Chairman. Member Currier seconded. **Motion passed 6-0**

H. ADJOURNMENT

Member Currier made the motion to adjourn. VC Hoffacker seconded. **Motion passed 6-0**

Authorized by 
Chairman C. Roy Buttrick

Date: 



ATTENDANCE SIGN-IN

Planning Board March 14, 2024

PRINT NAME

SIGNATURE & DATE

Yasha Biron

3-14-24

Samantha Kenney
Tues. 6:00-7:00

3-14-24

Tim Clarmont

3-18-24

David Chairman

3-14-24

Lynne Clairmont

Lynne Chyzora 3-14-24

Kerry Crowley

$14 \text{ m/s} / 2x$