



TOWN OF GILMANTON
PLANNING BOARD

Thursday, February 8, 2024 – 6:30PM

Town Offices at Gilman Academy
503 Province Road
Gilman, NH 03237
www.gilmantonnh.org

MEETING MINUTES APPROVED

A. CALL TO ORDER BY CHAIRMAN

B. ROLL CALL

Chairman Roy Buttrick, Vice Chairman Parker Hoffacker, Members Brett Currier, Jake Dalzell, Nate Philbrook and Selectmen Representative Evan Collins, along with Community Development Director Bre Daigneault.

C. SALUTE TO THE FLAG

D. PUBLIC HEARINGS

- NEW-

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.

Ms. Biron explained the property would be owner occupied. She stated she would be working from home. She would be adding one bedroom with a living room and move the bathroom upstairs for owner and employees use only. She felt she would not be adding a separate dwelling, just an additional bedroom. Ms. Biron stated she would not be addressing the commercial space at this time. She explained there is an apartment in the back. The other space would be her living space and she would be working from home. Chair Buttrick inquired as to how many employees there would be. Ms. Biron stated that if she opens a store, she would need employees. Chair Buttrick inquired if she had read the intent of the existing septic plan. Ms. Biron stated she does not plan on indoor seating like the plan described. She would just be doing takeout with no eat in service. She stated she would not be adding another bathroom or another kitchen. There would just be living space added to the second floor. Member Currier stated he was familiar with the property. Ms. Biron stated there is a staircase that goes from the second floor into the back apartment. Member Currier stated there would not be a third bedroom added and that she is creating another apartment. Member Dalzell stated the septic approval was for 2 bedrooms. Ms. Biron felt she was only adding a third bedroom. Chair Buttrick felt there was not enough lot loading on the property and did not feel the State would not allow for an increase in the size of the septic system. Member Currier explained the Board's concerns are for safety reasons. He felt their decision would be determined by if she is able to get approval from the State and she received a permit for the septic. Ms. Biron felt it had always been a two family. Member Currier explained that when the property stopped being used as a two-family and was approved as a different use, the use as a two-family became discontinued. Chair Buttrick stated that a

new plan is needed to change the intent.

Member Currier made the motion to accept the application as complete. Chair Buttrick seconded. **Motion passed 6-0**

Chair Buttrick opened the case to public hearing.

Phil Eisenmann stated he was the property behind Ms. Biron. He stated that he likes the idea of it being converted to an apartment and the idea of the restaurant being removed. He was concerned with the septic system and its vicinity to their well. He would just like to see everything documented.

With no further comments, Chair Buttrick closed the public hearing.

Member Currier made a motion to continue the case until the March 14th meeting pending submittal of an updated septic plan. SR Collins seconded. **Motion passed 6-0**

- **OLD- None**

E. MINUTES OF- January 11, 2024 & January 24, 2024

Member Dalzell made the motion to accept the minutes of January 24th. Member Philbrook seconded. Chair Buttrick abstained as he was not in attendance. **Motion passed 5-0**

Member Dalzell made the motion to accept the minutes of January 11th. Member Philbrook seconded. **Motion passed 6-0**

F. CORRESPONDENCE

G. OTHER BUSINESS/PUBLIC COMMENT

- Capital Improvement Program

Members discussed and decided to hold a CIP meeting on Wed. February 21, 2024 at 6pm

H. ADJOURNMENT

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

Authorized by _____

Chairman C. Roy Buttrick

Date: _____



ATTENDANCE SIGN-IN

Planning Board 2/8/24

PRINT NAME

SIGNATURE & DATE

JASMYN GRAY

DAVID SMITH

PHIL EISENHARDT

Yasha Giron

[Signature] - 2-8-24

[Signature] 2/8/24

[Signature] 2/8/24

[Signature] 2/2/24