

**Gilsum Board of Selectmens Meeting
June 23, 2021 9:30am
Board present Bart Cushing, Vicki Ayer
ZBA Chair Bruce Murphy
Avitar Chad Roberge**

9:30am Cushing calls meeting to order

Discussion;

Assessment records have clerical errors of zone designation for some lots in Gilsum. The Highway district appears to not have been correctly updated after the adoption of the district or after adopted amendments.

Highway district encompasses lots within 1000 feet that have access to Rte 10, excluding Village District.

Chad- When classifying zones you zone the lot per zoning ordinance criteria. Acres and frontage are criteria used for development of the lot within that zone.

Ayer motions to have Avitar review the entire Highway zone and make any recommendations of Assessing clerical errors to be corrected.

Cushing 2nds

vote Cushing-yes, Ayer-yes

Motion passes

“Access” This term as used in Gilsums zoning ordinance is not defined. Definition in statutes or case law have not been found.

Ayer- absent definition Gilsum cannot assume one, only the legislative body can define access.

Ayer motions to instruct the Planning Board to review for possible zoning ordinance amendment.

Cushing 2nds

vote Cushing-yes, Ayer-yes

Motion passes

Gallagher property Rte 10

Murphy- A variance needs to be filed what is the proper classification of this property? It is currently Hwy but does not meet the frontage and acre requirements.

Chad- Acres and frontage are criteria used for development of the lot within that zone. This lot fits the Hwy zone criteria. The development of the property was done prior to the Hwy District adoption. If a vacant lot of equal size in the Hwy District wanted to develop it would require a variance because it does not meet the 200 feet frontage and 2 acre requirement.

Gallagher property is Hwy

10:40 am Selectman Louder arrives

Oak Dr- Gordon Dickie left a message asking about zoning classification and subdivision on file.

Cushing to contact Dickie

Building Permits- Assessing logs the permits April to April so Avitar can track and update cards as needed.

Louder to gather last years permits to verify each have been entered.

Gilsum Woods \$ 10,000 feature assessment

Ayer- how are the additional assessments calculated for associations that have common land?

Chad- The common land is not taxed but an additional \$10,000 feature assessment is added to each property privately owned within the association, this is done per state assessing rules and regulations.

Ayer motions to adjourn

Louder 2nds

vote Cushing-yes, Ayer-yes, Louder-yes

Meeting adjourned 11:25 am

Minutes submitted by Vicki Ayer

Minutes approved

Signature

Date

Bart Cushing

Vicki Ayer

Clem Louder