

Gilsum Planning Board Unapproved Minutes

4/4/23

Present: Acting Chair Bill Whyte, Norman Houle, Brian Bazarnicki, Bart Cushing, Vicki Ayer, Heidi Bukoski, Tom Julius, Sally Struble

Public Present: Connie and Bob Bedaw, Peter Granucci, Chip Chapman

The meeting opened at 7pm. The assignment of the Acting Chair for the meeting was discussed. Bart Cushing read the minutes from the previous meeting on 3/7/23. All approved, no corrections.

First Agenda Item:

Two current board members, who were present, Norman Houle and Brian Bazarnicki, needed to be re-sworn in, since the new term began after the Town Hall Meeting was held. Both would end their terms in 2024. Brian was re-sworn in and paperwork was signed. Norman requested to step down since there were three new members present. The new term for these members will end in 2026. These include Vicki Ayer, Heidi Bukoski, and Tom Julius. In addition, Bill Whyte has recommitted and was re sworn in on 4/3/23, as well as Sally Struble who replaces Bart Cushing as the Selectboard liaison.

The decision to have Bill Whyte be the acting chair and Heidi Bukoski be the secretary (for this meeting only, as the position will be revolving) was agreed upon.

Next Agenda Item:

Bart had brought paperwork which had been given to him by the Gordon Brothers. This packet was a town application for Earth Excavation (Granite Engineering Project No. 2206231). This was being submitted to the Planning Board and included: a cover letter, the town application for earth excavation, the abutter list (and their contacts for the Land Surveyor, the Engineer and the Wetland Scientists), and the checklist for the board to use to determine compliance (which has already been checked off by the Gordon Brothers). The three copies of this paperwork were distributed to be read by board members. The need for the Planning Board approval is based on RSA 155-E which requires a grandfathered gravel pit that is expanding its operation to meet the requirements and approval of the town it is located within.

The Planning Board members then had a discussion regarding the State Department of Environmental Services Earth Excavation application which the Gordon Brothers have also submitted. This was sent sometime in early March and the decision is pending. Chip Chapman, as a Gilsum member of ARLAC (Ashulot River Local Advisory Committee), brought up that at their last meeting the G2 application was discussed since the DES needs their recommendation to approve the application. ARLAC members had some concerns that will need to be addressed before the G2 application can be approved by ARLAC.

Bart offered that a Public Hearing be held so that the abutters and other town residents can bring their concerns and questions. Bart also indicated that it is a normal procedure for gravel pit owners to offer (if requested) a baseline well water test to use as insurance that the excavation will not cause harm to the abutters well and water sources.

Bill Whyte made a motion to agree to hold a Public Hearing on the date of the next Planning Board meeting, 5/2/23. Brian seconded, all were in favor. Next Bill had the idea that a Site Visit and G2 presentation or Informational Meeting be held before the Public Hearing meeting, at 5:30 pm at the

gravel pit location. (767 Route 10 Gilsum, NH). This motion was presented, Heidi seconded and after a discussion, all passed the motion.

Vicki Ayer agreed to be responsible for mailing letters to the abutters, as well as the notice being placed on the town website, the town bulletin board, at the Gilsum Post Office and a notice in the legal section of the Keene Sentinel. Bill Whyte offered to notify the Gordon Brothers of the 5:30 pm Site Visit as well as the 7pm Public Hearing on Tuesday May 2nd. He will inform the PB members if they have a conflict.

In addition to notification of a Public Meeting, it also was suggested that the town of Gilsum residents have access to the Engineer Survey plans which the Gordon brothers submitted as part of their Alteration of Terrain application. These had been located in the Selectboard office area, Bart agreed to have these Survey Plans be brought into the town clerk's office and during town office hours, the public is invited to come in and take a look.

A concern regarding the possibility of housing lots being developed on Eaton Hill Road was questioned as well. It was discussed that the town of Gilsum does not have a Steep Slope Ordinance, and this ordinance could affect this from occurring. Norm, Chip and Peter were also suggesting that a Steep Slope Ordinance may have been helpful in preventing the clear cutting on the hillsides as well. The discussion of the Intent to Cut was brought up. It was noted, this current ongoing logging job is completely separate from the Earth Excavation application. Chip mentioned that the Loggers, Round II have been cited by the State Forest Ranger, as they have not followed the Timber Harvest Basal Law. This requirement is for the tree basal area to be at 50%, 150 feet from any class V road, which Eaton Hill Road is. The protection of the Thompson Brook and any wetlands located on this property was discussed.

The board also asked the two other people present, Connie and Bob, if they had any questions. They responded with the fact that they are abutters to the gravel pit and are learning a lot from our planning board meeting and conversation.

Around 8pm, all the non-Planning Board members had left the meeting and the remaining board members discussed the next step for our group to proceed. Bill Whyte was voted in as the Chair, Bart and Tom suggested that the responsibilities be delegated. Heidi, Vicki and Tom asked about important ideas and items to include in future meeting agendas. We brought up the ideas of:

- A Gilsum Master Plan including Subdivision Requirements, Solar Fields and a Steep Slope Ordinance
- To have a copy of all relevant material, in paper form be accessible and left in the library

There was also a follow-up discussion to the minutes from 3/7/23, regarding Fil Santos and his two properties being merged. Vicki has informed the owner that a need to survey his two lots is not required, per RSA 674:39-A, and that the next step would be to complete the lot merger form and present this to the planning board at a future date. Mr. Santos has had the form given to him.

The meeting was adjourned at 8:25pm.

Respectfully Submitted,

Heidi Bukoski
Heidi Bukoski (Secretary for the meeting held 4/4/23)

4/25/23







BAZ, Whyte, Houle
Lourdes, Cusky

GPB

10/4/22

Acting chair Houle opened 7:04pm

Minutes motion BAZ, 2nd Houle, UNANIMOUS

Zoning LAWS AS it relates to building discussed.

Building Inspector Lourdes discussed recent building permits.

Discussed Gervais Mgmt. Group, LLC
Business Proposal.

Motion made by Whyte second by Houle
to request further detail on the proposal
if they inquire further. Motion
UNANIMOUS.

Warrants recalled by Whyte: discussed warrant article eliminating
the minimum square footage for a residence.
Discussed additional dwelling unit on a
property are allowed, also discussed minimum
building size. Whyte will bring proposal
to next meeting.

Next meeting to go over Planning Board
fees and solar exemptions.

Motion to Adjourn

Houle second BAZ

@ 9:11pm

GORDON SAND & GRAVEL

MAY 2ND Public Hearing

Schedule

Meet on site @ 5:30pm Informational

Meet @ library @ 7pm Public Hearing

Back to notifying Abutters

Sentinel

Survey in office