

Town of Gilsum
PLANNING BOARD
MEETING MINUTES
September 14, 2023

Board Present: Brian Bazarnicki, Member; Vicky Ayer, Chair; and Carol Ogilvie, Alternate Member

Not Present: Tom Julius and Heidi Bukoski, Members

Others: Wendy Pelletier, Surveyor; Chip Chapman, Gilsum Conservation Commission; Dee Denehy, Gilsum Fire Chief; Ralph Jernberg, Gilsum Recreation Committee.

CTO: The meeting came to order at 7:04 P.M.

I. Lot Line Adjustment

Ms. Pelletier presented an application for a lot line adjustment for Tax Map 407 Lot 105 and Tax Map 407 Lot 134, located on Banks Road.

The purpose of the application is to adjust the boundaries so that a parcel of land (2.277 acres) can be donated to the Town. Chief Denehy, Ralph, and Chip were present to explain why the acquisition of this piece was important to the Town. It is adjacent to the ball field and is used for expanded parking during Town events, such as Rock Swap. The property owner has allowed use of this piece of his property for years, and it made sense to formalize this arrangement so that when the property eventually changes hands, there will be no obstacle to continued town use. There are many other intended uses for this piece, envisioned by the Conservation Commission and the Recreation Committee, including using it to connect to other Town properties by trail or otherwise, including the new Community Park that is being developed.

The Chair explained that before the Selectmen can accept this land, they must hold public hearings and receive a recommendation from the Planning Board. She asked if anyone on the Board had any issues with this proposal; none were raised.

Motion by Vicky Ayers to accept the application/seconded by Brian Bazarnicki, all in favor.

Motion by Vicky Ayers to approve the application/seconded by Brian Bazarnicki, all in favor.

The Chair stated for the record that the Planning Board recommends the acceptance of this piece of land by the Selectmen.

II. Regulation Review

a. Building Permit Application

The Board reviewed the draft of amendments to the application discussed by the Board at the last meeting and that was subsequently provided to the Building Inspector. He has responded that he is satisfied with the proposed amendments. He and Vicky met and suggested additional changes to the form, which were reviewed. Carol will make the changes and forward to the Building Inspector.

b. Accessory Dwelling Units

The Board reviewed the draft of proposed amendments to Article VII - Accessory Apartments prepared by Carol. She explained what she had changed and why. The changes in Paragraph H. were only name changes – from “Accessory Apartment” to “Accessory Dwelling Unit (ADU)” to be consistent with statutory language. One significant change to be discussed is whether to allow ADU’s in detached buildings. The current ordinance is vague on that point, although there is language that suggests they are attached.

The Board also discussed the size limitation of 750 square feet; Vicky pointed out that there is a legislation pending that would increase that to 1,000 square feet. It was agreed to change the 750 to 1,000 to be consistent in the event this legislation passes; and if not, there seemed to be no reason to limit the size to 750 square feet.

Carol pointed out that she drafted a new definition that included attached and detached, since this is not addressed in the current definition, and that the Board can discuss this at the next review. Finally, she amended Article II – General Provisions, Paragraph K. so that the purpose and intent is consistent with state law. She will make the revisions based on tonight’s discussion for further review.

III. Old Business

A. Gordon Excavation. Vicky stated that the Permit needed to have the updated revision date. Brian signed the revised Permit.

IV. Minutes

Vicky was not able to print the minutes of August 10, 2023 so they will be tabled to the next meeting.

V. Agenda for Next Meeting – October 12, 2023

- I. Steep Slopes Discussion with Chip Chapman
- II. Minutes of August 10 and September 14, 2023
- III. Review of ADU changes
- IV. Other Business

Motion to adjourn at 8:19 P.M. by Brian/second by Vicky Ayers with all in favor.

Respectfully Submitted by

Carol Ogilvie

Approved

Vicky Ayers, Chair

Brian Bazarnicki

Heidi Bukoski

Tom Julius

Carol Ogilvie

DRAFT