

**Town of Gilsum
PLANNING BOARD
MEETING MINUTES**

November 9, 2023

Board Present: Vicki Ayers, Chair; Heidi Bukoski, Member; Tom Julius, Member; Bill Whyte, Member; Brian Bazarnicki, *Ex Officio*; and Carol Ogilvie, Alternate Member

Not Present:

Others: Chip Chapman, Glsun Conservation Commission

CTO: Chair Ayers called the meeting to order at 7:00 P.M.

I. Steep Slope Discussion

Chip Chapman was present to discuss a steep slopes ordinance. The Board reviewed and discussed an ordinance from Sanbornton, as an example ordinance, with Chip commenting on particular elements of the ordinance.

The ensuing discussion raised a number of questions and concerns about adopting such an ordinance, such as:

- Is a map essential?
- What is the intent of an ordinance?
- Should the Town pay to have a map created that would provide guidance to landowners?
- If an ordinance were to be adopted, what is right percentage of slope to regulate – 15% 25%?
- Would an ordinance have had any effect on the excavation on Route 10?
- How would the ordinance be administered and enforced?

Given the short time frame left to get any zoning amendment to ballot, and the fact that the members themselves are not all of one mind about adopting such an ordinance, it was agreed that this issue needs more work. Vicki said she can create a map that will show topography; Carol will inquire at the Planning Commission about the cost of creating a steep slopes map; and in the interim, the Board needs to see examples of ordinances from towns that are more like Gilsum.

II. Accessory Dwelling Units

The Board reviewed the draft of a revised proposed amendment to Article VII - Accessory Apartments, prepared by Carol. The Board approved of the changes and will schedule a public hearing for January 11, 2023. Carol will prepare the public hearing notice and send it to Vicki.

III. Minutes of 10/12/23

Vicki distributed the minutes and asked if anyone had comments or changes.

Motion by Brian Bazarnicki /second by Bill Whyte to approve the Minutes of 10/12/23, with all in favor.

IV. Other

- A. Heidi asked whether the issue of edits to the building permit process had been resolved. Brian said that it has not yet been resolved. Tom asked whether the Planning Board should attend a Select Board meeting to explain the reasons for the edit. Vicki stated that there was no interest on the part of the Select Board to have that discussion.
- B. Vicki has been working with the ZBA to review zoning changes the ZBA would like to see. She will post the information she collects to the One Drive.
- C. Updating Subdivision and Site Plan Review Regulations. Vicki will update the meeting time and the fees. Carol will check to see if recent legislative changes also need to be incorporated.
- D. Performance Guaranty for Gordon Excavation. Brian stated that a Letter of Credit is being issued for the project.
- E. Tom reported that he had participated in an event sponsored by United Way and NH Community Loan Fund. Tom volunteered to sit on a group that is looking at local regulations having to do with housing.

V. Agenda for Next Meeting – December 14, 2023

- I. Minutes of November 9, 2023
- II. Building Regulation Update – Brian
- III. Discussion of Potential Zoning Changes from ZBA
- IV. Continued Discussion of Steep Slopes Ordinance
- V. Other Business

Motion to adjourn at 8:45 P.M. by Heidi Bukoski /second by Brian Bazarnicki with all in favor.

Respectfully Submitted by
Carol Ogilvie

Approved _____

Victoria Ayers, Chair

Brian Bazarnicki

Heidi Bukoski

Tom Julius

Bill Whyte

Carol Ogilvie

DRAFT