

**Town of Gilsum
PLANNING BOARD
MEETING MINUTES**

March 14, 2024

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

Present via Zoom: Carol Ogilvie, Alternate Member

Others: Clem Lounder; Emily Canfil; and Danny Kirshner

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

I. Minutes of 1/11/24

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

Motion by Tom Julius /second by Brian Bazarnicki to approve the Minutes of 1/11/24, with all in favor.

II. Review of Application for Possible Site Plan Review

Vicki explained that Emily Canfil and Danny Kirshner were proposing to add a second Accessory Dwelling Unit (ADU) to their home and were before the Board for a consultation to see what they needed to do. The Gilsum Zoning Ordinance only allows one ADU per property, so a second one would require a variance from the Zoning Board. The other question that pertains to the Planning Board is whether the second ADU would trigger Site Plan Review because there would be three dwelling units on the property. Vicki and Carol have been communicating about this, and Carol stated that she had asked the state planning office for an opinion. While the issue of three units is valid, the answer Carol got was that the ADUs are accessory to a principal residential use and are therefore not subject to site plan review; in addition, the state's definition of multi-family is that all of the units are in the same structure.

Following a lengthy discussion, the property owners decided to take more time to consider their options before acting on their proposal.

III. Review of Steep Slopes Map

Vicki stated that she updated a map using data from NH Granit and put it in the One Drive. The map shows slopes, soils, and parcels. She suggested that the Board think about how the map should be used; for example, what percentage of steep slope should be allowed, and what is the value of a steep slopes ordinance.

The Board discussed various locations in town with steep slopes, and identified areas of concern and high priority areas, such as Route 10.

It was noted that Gilsum has no planning staff and only a part-time building inspector, making administration of such an ordinance problematic. Heidi will organize a list of towns with a Steep Slope Ordinance and Tom will share with Heidi his comprehensive list of NH towns by size, population etc. in a joint effort to possibly narrow down a direction for the PB to go.

IV. Gordon Excavation

The Board discussed recent issues with this project, including that boulders are encroaching onto Route 10, and there is also erosion taking place. Vicki took pictures. It was agreed that the Planning Board should send an email to the Gordons advising them of the deficiencies. Vicki will send the email.

V. Selectmen's Update

VI. Other Business

Clem Louder Building Insp stated that there is activity at the former Bardwell property. He is not sure what it is or if it complies with zoning. He also reported that Freedom Motors wants to construct a new building.

VII. Agenda for Next Meeting – April 8, 2024

- A. Minutes of March 14, 2024
- B. Continued Discussion of Steep Slopes Ordinance
- C. Building Requirements
- D. Selectmen's Update

Motion to adjourn at 9:09 P.M. by Brian Bazarnicki /second by Heidi Bukoski with all in favor.

Respectfully Submitted by:

Carol Ogilvie

Approved 2024

Victoria Ayers, Chair

Brian Bazarnicki

Heidi Bukoski

Tom Julius

Bill Whyte

Carol Ogilvie

DRAFT