

**Town of Gilsum**  
**PLANNING BOARD**  
**MEETING MINUTES**

**April 11, 2024**

**Board Present:** Vicki Ayers, Chair; Heidi Bukoski, Member; Tom Julius, Member; Bill Whyte, Member; Carol Ogilvie, Alternate Member; and Phil Hitchcock, Alternate Member

**Others:** Andy Hayes

**CTO:** Chair Ayers called the meeting to order at 7:03 P.M.

**I. Minutes of 3/14/24**

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

*Motion by Tom Julius/second Heidi Bukoski by to approve the Minutes of 3/14/24, with all in favor.*

**II. Conceptual Consultation re Business on Route 10**

Andy Hayes is present to discuss his plans for the old Bardwell property on Route 10, which he has purchased. He rents a space out for contractor storage and repair of the contractor's equipment. He intends for the existing garage to house an automotive repair shop. He has no plans to hire any employees. The other two buildings are just for storage. The question is whether these uses need a site plan review from the Planning Board.

The Board posed various questions regarding equipment, any state regulations involved, and what kinds of services he intends to provide. The Board reviewed the criteria for activities that require site plan review (Section IV, A. & B. of the Site Plan Review Regulations). The consensus of the Board following the review of these criteria was that a site plan review would not be required.

*On a motion by Bill Whyte /seconded by Heidi Bukoski the Board concluded that a site plan review is not required for the proposed uses on the property located at 369 Route 10, with all in favor.*

**III. Continued Discussion of Steep Slopes Ordinance**

Heidi provided several examples of steep slopes ordinances from towns in New Hampshire that are similar to Gilsum geographically: Dublin, Jaffrey, Marlborough, Richmond, Roxbury, Sullivan, Surry, and Swanzey.

Tom raised the question of administration of such an ordinance for a town like Gilsum that does not have full-time code officers or building inspectors. The Board discussed following up with some of these towns to learn how these ordinances are administered. Bill sees the value in having some protections from erosion occurring above you or damaging the roads. The intent is to ensure that new construction does not create these problems. Tom expressed appreciation to Heidi for doing the research. Vicki has created a slopes map that she will print. Heidi will contact the Town of Roxbury to see how they administer their ordinance. The topic will be continued at the next meeting.

**IV. Update from Monadnock Resource Alliance**

Tom reported on work this group has been engaged in regarding housing. The Alliance encourages policies that lead to sustainable and affordable housing. They have observed that there is no opportunity for planning boards in the region to talk with other boards about this issue. Toward this end, the Southwest Region Planning Commission is exploring ways to address this by, for example, convening sessions that would provide peer to peer discussion with boards dealing with similar problems/issues, and boards from towns that are similar in demographics or geography, for example. This idea is still in the planning phase, but he will keep the Gilsum Planning Board informed.

**V. Anticipating Future ADU Questions**

Tom noted that while the amendment passed, there was some backlash that caused him to reflect on the process. The planning board did everything according to statutory requirements, but he wonders if there is more the board can do to engage the public and get information widely distributed. Also, it might be possible to try to anticipate questions so that answers can be provided in a fact sheet, for example.

**VI. ZBA Suggested Noise Ordinance – Tabled to the next meeting.**

**VII. Gravel Pit Encroachment Response**

Vicki stated that boulders haven't been moved, but they are within the 50-foot ROW, and that there is disturbance outside of the approved area. She reported that the Gordons replied to her previous email regarding a violation saying that the excavation is not any closer to the boundaries than what was approved. She will send another email advising them to stay within the designated area.

**VIII. Other Business**

- a. St. Pierre's Excavation Plan. The property has changed hands and now needs a new permit and bond. The board should review the reclamation plan.
- b. Planning Board Composition. Vicki reported that the Gilsum Planning Board was constituted as a seven-member board. Currently there are only five members with two alternates. Should Phil (the new alternate) become a full member, they would only need one more member.

**IX. Agenda for Next Meeting – May 9, 2024**

- A. Minutes of April 11, 2024
- B. Continued Steep Slopes Discussion
- C. Noise Ordinance
- D. St. Pierre Bond & Reclamation

*Motion to adjourn at 8:40 P.M. by Tom Julius/seconded by Heidi Bukoski P.M., with all in favor.*

Respectfully Submitted by:

Carol Ogilvie

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Victoria Ayers, Chair

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Brian Bazarnicki

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Heidi Bukoski

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Tom Julius

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Bill Whyte

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Carol Ogilvie

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