

**Town of Gilsum
PLANNING BOARD
MEETING MINUTES**

June 13, 2024

Board Present: Vicki Ayer, Chair; Brian Bazarnicki, *Ex Officio*; Tom Julius, Member; Carol Ogilvie, Alternate Member; and Phil Hitchcock, Alternate Member

Present over Zoom:

CTO: Chair Ayer called the meeting to order at 7:00 P.M. Vicki appointed Carol to sit as a full member.

Also Present: Hailey and Alex Hrabovsky

I. Minutes

Vicki distributed the minutes of 5/9/24, asked if anyone had comments or changes, and stated that the minutes of 5/28/24 would be tabled until another member who was at the site visit is present.

A. Minutes of 5/9/24

Motion by Phil Hitchcock/second Brian Bazarnicki by to approve the Minutes of 5/9/24 as written, with all in favor.

B. Minutes of 5/28/24

Tabled

II. 276 Route 10 Consideration for Site Plan Review

Hailey and Alex Hrabovsky were present to discuss their plans for the property. The question for the Planning Board is whether the activity requires site plan approval from the Planning Board.

Vicki stated that the property has never had a site plan review, and she is aware that the Building Inspector, responding to a zoning violation complaint, has said that they need to put up an 8-foot fence. Carol suggested that, if they haven't put up the fence yet, they should wait until and if they go through site plan review, since the Planning Board might have other thoughts about fencing.

Alex stated that the plan is to have an auto repair shop and 3-D printing. At this point, they are not anticipating more than perhaps three vehicles at any given time, as this will be part-time for them initially. Alex is currently working a full-time job. He hopes to be able to do vehicle inspections in the future.

The Board agreed that a site plan review is required, since the property has never had a site plan review, and Vicki stated that the Board is trying to ensure that the rules are administered uniformly.

Vicki reviewed the checklist and noted which items are necessary and which are not applicable.

[Tom Julius joined meeting at 7:40 P.M.]

Vicki asked Tom if he had questions. He stated that he appreciates that this Board is interested in helping people, even though looking at the checklist might seem overwhelming.

Vicki provided the checklist and advised them on the procedure for applying to the Planning Board for a site plan review. Carol stated that in order to be on the agenda for July 11th (the next regular meeting), the notice would have to be posted by June 27th. Carol will prepare the notice and send it to Vicki to have ready when the application is submitted.

III. Other Business

a. Continued Steep Slopes

Vicki stated that she has been thinking about the steep slopes ordinance and its relationship to permanent easements; if they exist, why do we need a steep slopes ordinance for land that is conserved? However, after doing some research, she concluded that easements seem to have escape clauses and that “permanent” may not always be permanent. Therefore, perhaps Gilsum really does need an ordinance. Vicki is revisiting the maps following her research.

Tom said we are still waiting to hear how small towns deal with administering steep slopes ordinances. Vicki pointed out that we always have people breaking the rules. But if the bulk follow, then we’re ahead of the game.

b. Building Inspector

Bill Whyte brought up this issue. Vicki looked at a town that doesn’t have a building inspector to see how they handle permits. There was a brief discussion about the challenges of issuing permits and enforcing the ordinances without a qualified building inspector.

Tom mentioned a survey sent out by SWRPC asking board members about their local issues. The Director wants to get towns together for peer-to-peer exchange for like problems and perhaps like solutions. Tom will keep us posted if such a meeting is scheduled, and perhaps two of the Board could attend and report back.

c. Noise Ordinance

Brian reported that the Town can only regulate quiet hours. It cannot regulate gun ranges or motor vehicle noise. Nuisance is regulated by the state, but it has to be witnessed and heard to be enforced. Major complaints are dogs, working on vehicles, and gun firing. Vicki stated that the ZBA wanted a noise ordinance, specifically for jake brakes. Tom questioned if those who were advocating for this ever came to the Planning Board, to which the answer was no.

IV. Agenda for Next Meeting – July 11, 2024

- A. Minutes of June 13, 2024
- B. Public Hearing for H & S Industries
- C. Continued Steep Slopes Discussion
- D. Discuss the need for Building Inspector
- E. Continued Noise Ordinance Discussion

Motion to adjourn at 8:45 P.M. by Tom Julius/seconded by Brian Bazarnicki, with all in favor.

Respectfully Submitted by:

Carol Ogilvie

Approved 2024

Victoria Ayer, Chair

Brian Bazarnicki

Heidi Bukoski

Tom Julius

Bill Whyte

Carol Ogilvie

DRAFT