

Town of Gilsum
Planning Board
Meeting Minutes
July 11, 2024

Board Present: Vicki Ayer, Chair; Brian Bazarnicki, Ex Officio; Ton Julius, member; Bill Whyte, member; Heidi Bukoski, member.

Also present: Hailey and Alex Hrabovsky. Gary Dennis, Bergeron Construction and William Mitchell, Selectman.

Meeting opened by chair at 7 PM.

Approval of previous meeting minutes tabled due to lack of quorum of previous meeting attendees.

II. Hrabovsky: 276 Route 10 review of site plan application for auto repair and 3-D printing business. The word, "excavation", was removed and initialed by the owners from the application list of work to be performed on site as it was determined that there was the idea to park an excavator on site at some future date and that currently, there is no excavator or timeline to do so. After review, Bill Whyte moved to accept the application as complete, seconded by Tom Julius. All members approved. Motion passed.

Chair Ayer next opened the public hearing. After a brief discussion, and with no members of the public with comments, Board Chair Ayer asked the owners to be sure to consider the venting requirements of the 3-D printer, which is designed to be an unvented unit. Alex said they would take appropriate precautions. Brian Bazarnicki moved to approve the site plan as presented. Seconded by Tom Julius; the motion to approve the site plan was unanimously approved and passed.

The Public Hearing was officially closed at approximately 7:45 and the Public Meeting was continued.

III. Gary Dennis, from Bergeron Construction, asked for an informal discussion to determine next steps the owner he is representing, Spaulding Hill Properties, would need to take to build a 4-5 family multi-family unit for a 65-acre Route 10 property located re map 405 lot 24. After a brief discussion, it was suggested that he return with a basic proposal of the project and as Gilsum does not zone for multi-family, it would be likely that the proposal would be denied, and they would then need to apply to the ZBA for a variance. Gary left the meeting with the next steps that would likely be required.

IV: Verizon would like to build a cell tower on the Cushing property lot 405-9. The Planning Board determined that they would need to apply for site plan review.

V. Planning Board continued the discussion about the idea of adopting a steep slope ordinance. The discussion will be continued at the next meeting. Member Heidi Bukoski will visit Nelson, which has a steep slope ordinance to gather more information. Benefits include erosion control. One concern is the amount of work needed to administer such an ordinance.

VI. Southwest Community Services would like to host a meeting of small-town planning board members to discuss holding regular meetings with SWCS to provide expert consultation to help the small-town boards negotiate the complexity of town planning. A proposed possible date for a first meeting is September 11th,

2024 here at the library from 6-7:30 PM. The Keene food kitchen would like to provide for this gathering. Tom Julius will help to coordinate this potential meeting.

This Planning Board meeting was officially closed at approximately 9:15 PM.

Minutes compiled by Bill Whyte