

Town of Gilsum
PLANNING BOARD
MEETING MINUTES
NOVEMBER 14, 2024

Board Present: Vicki Ayer, Chair, Tom Julius, Bill Whyte, Heidi Bukoski

Present over Facetime: Iryna Karneyeva of Cherkas Automotive

Also Present: Jenny Robinson

CTO: Chair Ayer called the meeting to order at 7:06.

1. Minutes

The September 12th minutes were signed by people present at the September meeting.

The October 10th minutes had to be tabled for approval until next month.

2. Is a Site Plan Review a Necessity for Jenny Robinson Farmstand Type Home Occupation Map 407 Lot 01

Jenny Robinson was in attendance to discuss her Minor Home Occupation of Plant Sales.

She plans to purchase one to two greenhouses to put on her property (map 407, lot 1) and to allow off street customer parking for her veggie and annual seedlings to be sold out of greenhouse and online. She wants to increase her online sales and limit her days of sales to Friday, Saturday and Sunday. She anticipates the sales to begin on May 1st and end the last day in June. We discussed the possibility of signage. This would be at the end of Vessell Rock Road, where the State Highway #10 intersects. Vicki explained Jenny will need to contact the state for the right of way to learn where a sign would be allowed. In the past she had a small sign at the end of Belvedere Rd, and took it down each evening.

Discussion that a Site Plan Review was unnecessary due to an RSA for Agricultural use. RSA 21:34-a, Greenhouse will not be permanently fixed to the ground, and lot was previously occupied by a business.

Bill Whyte motioned a Site Plan Review is not necessary for proposed farmstand

Heidi Bukoski 2nd

Vote all in favor.

Motion Passed- Site Plan Review is not necessary for proposed farmstand

3. Is a Site Plan Review Necessary for Cherkas Automotive LLC , 351 Rte 10, Map 406 Lot 56

Iryna Karneyeva of Cherkas Automotive was in attendance on Facetime due to Zoom difficulties (Ayer error not Zoom error), to question if a Site Plan Review is necessary to operate the office of Cherkas Transport out of the same office as Cherkas Automotive.

Cherkas Transport operates Fed Ex trucks stationed in Chesterfield NH where all loading of trucks takes place. Cherkas Automotive LLC is responsible for the maintenance of the fleet.

Vicki Ayer motions that a Site Plan Review is not necessary as this is a natural expansion of current business with no increase of traffic or modifications to the current building

Bill Whyte 2nds

Vote all in favor, Motion Passed

4. Site Plan Review Application Submitted by Cherkas Automotive LLC , 351 Rte 10, Map 406 Lot 56

Iryna Karneyeva of Cherkas Automotive was in attendance on Facetime due to Zoom difficulties (Ayer error not Zoom error), to discuss the Site Plan Review Application for the storage and sale of Siberian Birch plywood, where a warehouse structure has been built.

The new business of plywood sales triggered the need for the Site Plan Review. There is new construction and a change of use. There will be no plumbing installed, only electricity. After reviewing the paperwork and checking that the required check off list was completed, we agreed that her application for the Site Plan Review was complete.

Bill Whyte motioned to accept the Site Plan Review Application as complete

Tom Julius seconded

Vote all in favor, Motion Passed

There will be an abutter notification and a public hearing held at our next scheduled planning board, which is on December 12th.

5. Steep Slopes Discussion

The Steep Slopes discussion was continued with Heidi again offering to attend a Roxbury Planning Board meeting to ask the process of implementation of their steep slope ordinance. Until this information is presented, we will take this subject off the agenda list.

6. Continued Building Inspector Discussion

A discussion of a Building Inspector not being a necessity for the town of Gilsum was discussed. Vicki had sent a New London description of their process which does not include the need to have one. We agreed, that although it is nice that Gilsum has a person, Clem Louder, who will sign off on the building permit for approval, it is only the signature of a licensed plumber and licensed electrician, as well as meeting the setback requirements, which are needed. We also acknowledged that the town of Gilsum is required to meet all the NH state regulations as a minimal requirement. A staff person could be used a building permit "official" which would only deny a building permit if the setbacks were not met.

7. Noise Ordinance Discussion

No new discussion

8. Agenda Items

Bill asked if last three agenda items Steep Slopes, Building Inspector and Noise Ordinance can be taken off the agenda list, unless new material has been presented. All agreed to take off agenda

9. Planning Boards Round Table

Tom then discussed his excitement for an upcoming meeting of the SWRPC being held in Temple NH on Thursday December 5th. An invitation and a required RSVP will be shared soon. The meeting begins at 6:00 with a light meal being offered.

10. 2025 Planning Board Budget

(with a discussion re: difficulty of volunteer member recruitment)

Vicki brought up the requirement for the Planning Board to submit our proposed budget for 2025. A minute taker was discussed. We have felt that since it is already difficult to have volunteers commit to a position on the Planning Board, then to be asked to take minutes and have to type these up, is a deterrent for new members. The Select Board has a staffer who has been providing this service, we feel the Planning Board could be run more efficiently with a minute taker for our meetings also. The next discussion was the payment for a person on the Planning Board, like the chair person, who goes above and beyond the needed time for scheduling meetings and paperwork requirements, that this person be compensated as well. The pay rate for both of these people, would match the current rate which our Gilsum staff people are being paid. All other line items from the 2024 Budget will remain the same for 2025.

Tom motioned to request \$1000 for the administrative assistance, and \$1000 for the professional services (of a minute taker), to be added to our budget request for next year.

Bill seconded

Vote all in favor, Motion Passed

Vicki will submit the 2025 Budget Request to the Selectmen

Motion by Heidi Bukoski, seconded by Bill Whyte to adjourn the meeting at 9:06 with all in favor.

Respectfully submitted by

Heidi Bukoski