

**Town of Gilsum
PLANNING BOARD
MEETING MINUTES**

August 14, 2025

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

Absent: Kevin Barnes, Member; Carol Ogilvie, Alternate

Also Present: Elizabeth and Christopher Rymes, applicants; Wendy Pelletier, Surveyor; and Charles Lawrence, Surveyor.

CTO: Tom called the meeting to order at 7:05 P.M.

I. Procedures

a. Meeting Minutes

The minutes of July 10, 2025 were tabled to the next meeting, since there was not a quorum present who were at this meeting.

II. Rymes Boundary Line Adjustment

a. The Board reviewed the application for completeness. *On a motion by Heidi Bukoski/seconded by Bill Whyte, the Board voted to accept the application as complete.*

b. At 7:10 P.M. the Chair opened the public hearing on the application. Ms. Pelletier presented the application. It was noted that Adams Court will be discontinued. The reason for the proposal is that the applicants are a young family and wish to extend their backyard to have more space for their growing family.

A question was raised about the loss of Adams Court and the Historical Society's access to the blacksmith shop. There will be an 11-foot easement will be maintained to provide access for the Historical Society.

Heidi asked about access to the Frog Pond and maintenance for it, to which Brian responded that the Road Agent will still be able to access the Frog Pond from Route 10.

The applicants noted that there were a lot of invasive species on the parcel, and they have contacted the Conservation Commission to inquire about how to deal with these, and have been advised of appropriate methods of removal. There being no further questions, the Chair closed the public hearing at 7:16 P.M.

c. *On a motion by Bill Whyte/seconded by Tom Julius, the Board approved the application of Rymes & Town of Gilsum for a boundary line adjustment as described in the public notice.*

III. Peterson Boundary Line Adjustment

a. The Board reviewed the application for completeness. *On a motion by Bill Whyte/seconded by Heidi Bukoski, the Board voted to accept the application as complete.*

- b. At 7:26 P.M. the Chair opened the public hearing. Charles Lawrence, surveyor, was present to represent the applicants. Mr. Lawrence explained that the reason for the boundary line adjustment was to have more access to road frontage for possible home buildings. He pointed out the flow of water across Lot 3-4 and the lack of road access to the property near the southern end at the border of Keene, due to flooding potential. There was no further discussion and the Chair closed the public hearing at 7:37 P.M.
- c. The Board determined that the application met all applicable requirements. *On a motion by Bill Whyte/seconded by Brian Bazarnicki, the Board approved the application of Peterson Boundary Line Adjustment as described in the public notice.*

IV. Planning

a. Solar Ordinance

Tom presented the materials related to the solar ordinance; included was a handout with pages 12 – 21 from the Clean Energy NH Solar Ordinance Zoning Model, as well as examples from Antrim and Troy. The Board reviewed these and discussed next steps. Heidi and Tom were in favor of having Frank Richter review any draft the Board prepares. The Board also decided that any draft for Gilsum needs to include information that would be more detailed than Antrim's, but not as detailed as Troy's. The Gilsum ordinance could use the chart that Troy uses, but have fewer categories. Heidi brought up the limited time to get this completed. If the September meeting is used to complete the draft, there is time to have Frank review it. Then, the Planning Board should invite the Select Board and Zoning Board, as well as the Conservation Commission and the Building Inspector for a review and discussion.

V. Informational

- a. The Board discussed the scheduling conflict of Alternate Carol Ogilvie, who has taken a temporary position with the Town of Exeter, whose Planning Board meets the second and fourth Thursdays. The Board discussed changing their meeting time to (temporarily) accommodate Carol, and it was decided to meet on the fourth ~~Thursday~~ ^{Wednesday} of the month for the time being. Tom
- b. Tom reported that the Planning Board will have it's own mail box in the Town Offices.
- c. The Gordon excavation water test results have been posted on the Town's website.
- d. The next Roundtable for Planning Boards is scheduled for 5:30 P.M. on September 25th in Antrim. The topic will be the new NH Legislative changes related to town ordinances.

VI. Next Meeting – September 24, 2025 – Draft Agenda Items

- a. Minutes of August 14, 2025
- b. Review of Solar Ordinance materials

On a motion by Brian Bazarnick/seconded by Tom Julius, the Board voted to adjourn at 8:19 P.M. with all in favor.

Respectfully Submitted by:

Heidi Bukoski

Approved September 24, 2025

Ken n Barnes

Kevin Barnes

Brian Bazarnicki

Brian Bazarnicki

Heidi Butoski

Heidi Bukoski

Tom Julius

Tom Julius, Chair

Bill Whyte

Carol Ogilvie

Carol Ogilvie, Alternate

