

**Town of Gilsum  
PLANNING BOARD  
MEETING MINUTES**

**September 24, 2025**

**Board Present:** Tom Julius, Chair; Kevin Barnes, Member; Heidi Bukoski, Member; Bill Whyte, Member; Brian Bazarnicki, *Ex Officio*, and Carol Ogilvie, Alternate

**Absent:**

**CTO:** Tom called the meeting to order at 7:00 P.M.

**I. Procedures**

**a.** Meeting Minutes - July 10, 2025 and August 14, 2025

*On a motion by Heidi Bukoski/seconded by Brian Bazarnicki, the Board voted to approve the minutes of July 10, 2025 and August 14, 2025, with all in favor.*

**b.** Planning Board Mailbox. Tom reported that the Planning Board has a mailbox in the hallway next to the Selectmen's Office. (All departments now have a mailbox.) Tom will be checking the mailbox every week. The first mail to arrive is from SWRPC regarding the new land use manuals. Tom will place the order for two manuals.

*Motion to authorize the purchase of two land use manuals and one copy with the electronic version made by Brian Bazarnicki/seconded by Bill Whyte, approved with all in favor.*

**c.** Document Protocols.

i. Tom will be in contact with the IT person to ensure that procedures are in place to transfer information/passwords, etc., when the chairmanship changes.

ii. Documents for archiving. Tom reported that the Town had received a Right-to-Know request regarding the Gordon excavation, and in trying to respond to that it became evident that hard copies were difficult to locate. Tom was able to access the One Drive and provide the files to the Select Board in order for the Select Board to respond. Carol explained that she and Tom are trying to set up a system for organizing and filing documents. They began by creating folders for applications and other materials by tax map and lot number. For the time being, anything we have that should be filed will be kept in the file cabinet in the basement.

iii. Tom noted that his zoning ordinance is not up-to-date; if others also have outdated ordinances, please let him know and he will see that everyone gets the current version of all of the land use regulations.

**II. Regulatory Updates**

**a.** Tom reported that the mylars for the Rymes and Peterson boundary line adjustments have been signed and filed with the Registry.

### **III. Planning**

a. Solar Array Ordinance. The Board has been provided examples of solar ordinances - one from Antrim and one from Troy. Tom noted that the Troy ordinance most closely resembles the model provided by SolSmart. The Board should look at the examples and decide what would be appropriate for Gilsum. Should get feedback then from SolSmart, and organize a meeting with the other town boards to review a draft.

The Board felt that the Troy ordinance most closely resembled what would be appropriate for Gilsum. They then went through the document and deleted language deemed not appropriate for Gilsum and highlighted what did seem relevant. Carol will prepare a draft for review at the next meeting.

b. Blasting and Master Plan waive for tonight.

Tom and Carol attended the BOS meeting on Monday and felt everyone did a good job of responding to the RTK request.

### **IV. Informational**

a. Professional Development

i. Tom reported that the next Local Planning Boards Peer to Peer Roundtable is schedule for tomorrow - Thursday, September 25 @ 5:30 P.M. in Antrim. The guest speaker is Nick Taylor of Housing Action, NH and the topic is recent NH legislation and impact on planning boards.

### **V. Next Meeting – October 22, 2025 – Draft Agenda Items**

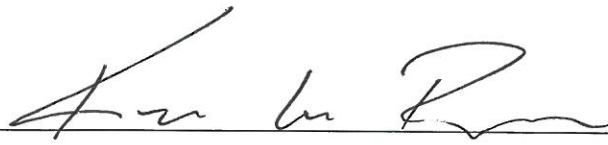
- a. Minutes of September 24, 2025
- b. Review of Draft Solar Ordinance
- c. Discussion of other potential zoning amendments
- d. Review of Site Plan Review application fee.

*On a motion by Brian Bazarnick/seconded by Heidi, the Board voted to adjourn at 9:08 P.M. with all in favor.*

Respectfully Submitted by:

Carol Ogilvie

**Approved October 22, 2025**



Kevin Barnes



Brian Bazarnicki

Heidi P. Bukoski

Heidi Bukoski



Tom Julius, Chair



Bill Whyte



Carol Ogilvie, Alternate

