

Gilsum, NH Zoning Board of Adjustments Public Meeting

December 2nd, 2025, 6:00 pm Gilsum, NH Public Library

Unapproved Minutes

Gilsum Zoning Board Members Present: Eric Zablowksy Chair, Josh Zeolla Member, Mike Gokey member, Sang Curtis Vice Chair, Georgia Cassimatis- Secretary

Public Present: Melissa Lane in attendance ZOOM

Chair, Eric Zablowksy called the meeting to order at 6:17 pm.

Purpose for the Meeting

- This Public meeting is being held to hear Melissa Lane's appeal of \$275
 - 10 High Street Gilsum, NH-Map 407 Lot 38 9/29/2025
 - Yard Clean up Fine
 - Brian B. called Melissa in May to talked about the yard- trash, camper, car on blocks.
 - June 16th- Sheriff delivers 1st notice. With no paperwork.
 - August 13th- Letter in hand from Clem. L. Had no notice to appear to select board or when her fines would start.
 - Aug. 14th – Melissa to attend the meeting but no questions were answered
 - Aug 18th – They left out the husband and son from the meeting minutes. Where are the refusal letters- they were marked as undeliverable- with the wrong address. Had the wrong last name on her letters.
 - Yard was cleaned August 20th
 - Sept 8th- Melissa was asked to attend to talk more about fines and subject at hand. The select board decided on a fine of \$300 to cover the costs. The minutes show that Clem was there, but he wasn't. There are many comments on the meeting being inappropriate and the city official, Brian, using inappropriate language. The secretary, Hailey, left crying. Dwayne Nettleton was being cursed out.
 - Sept. 22 - amount changed the amount to \$275.
 - Camper – that is not registered
- **Motion to close the meeting to the public by Eric, Mike Seconds - All in favor All**
- Planning board – Select board and ZBA- have been involved with this entire process. Now ZBA is choosing to accept the appeal for Melissa.
- How do complaints move through our Town? What is the formal process?

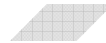
- We can ask the State of NH for resources regarding these questions.
- Eric reads the Draft Approval of the Decisions of the ZBA.
- We will send Melissa Lane e-mail a copy of this.
- We all agree to acknowledge the receipt of the emails and minutes
- Mike motions to approve the appeal decision for 2025/1
 - All in favor- All.
- Adding Melissa Lanes Timeline to meeting Minutes. In Melissa's Voice
 - 5/2/2025 Brian called and left a voice mail. I called back the same day and we chatted about the condition of the yard. I told him that most of the debris is scrap metal that the school is supposed to pick up for their scrap metal drive. The camper is undecided what we want to do with – either scrap it or tear it down to a flat bed. He would discuss our conversation with the select board. I contacted the renters and asked them to clean up all debris and make sure the metal was in a neat pile for pickup.
 - 6/16/2025 Saw a Sheriff on our ring camera while away on vacation in the White Mountains
 - 8/13/2025 Sheriff delivered notice in hand – Letter dated 7/28/2025 from Clem Louder –immediately emailed the board about the notice. It says “Second Notice” and mentioned fines accruing at \$550 per day. I asked for clarification because it was my first notice and when did/do the fines begin? It also mentioned I did not appear before the Select Board so I said when was I asked to appear? I immediately was in contact with the renters and told them they have until 8/18/2025 to completely clean up the yard.
 - 8/14/2025 Email response from Hailey asking me to attend the next meeting on Monday
 - 8/18/2025 at 6:30pm. No answers to questions. I responded I would be there but asked questions again with no answers.
 - 8/18/2025 Attended Select Board meeting – my husband and son present - We talked about my phone call conversation was the only contact I had and there was no mention of fines. He got instantly confrontational telling me he gave me a time frame and told me about the fines. My husband and son listened to our conversation because I had him on speaker phone and they both said nothing was mentioned. At one point my husband had to tell Brian to stop yelling at me. They told me they sent three letters that I refused and the sheriff served me notice. I asked to see the three refused letters and the sheriff notice. All three letters stated by the Post Office, undeliverable as addressed. All three had different addresses that were not mine. The sheriff notice, was actually an invoice and I took a picture of it.
 - 8/20/2025 I called the sheriffs' department and was told it states they made due diligence to serve the notice, not that it was served. I emailed the Select Board informing them that my name changed from Ball to Lane 25 years ago and I

gave Robin Reed my information to change it but I just remembered seeing my old name on those letters and the photo I took of the sheriff's' invoice. I also informed them of my call to the sheriff's' department and again asked when will I get answers about the fines, are they still accruing?

- 8/27/2025 Email received from Select Board asking me to attend another meeting on Monday September 8, 2025 at 6:30pm. I emailed back asking why when Clem said he himself would get back to me because I did not want any further conversation with Brian after how he acted towards me at the last meeting and again asking why I am not getting any answers as to the fines. She told me they requested me to attend to discuss more about the subject and about the fines. She said she will try to reach out to Clem to get ahold of me but he's been working long days, every day for the past month.
- 9/8/2025 Clem called me at 8:30am and left a message – "I've tried to call you more than once but apparently you screen your calls anyways we have a meeting tonight but I was trying to get ahold of you before hand, if you can give me a call please do." I checked my call history and there is no call from his number listed. I did not call back because I planned to attend the meeting. Clem called again at 4:07 and I answered. He said the Select Board decided on a fine of \$300 to cover their costs. I told him I felt that was unfair and will be at the meeting.
- Attended Select Board meeting – my husband present – Clem was not present. I sat there for an hour listening to Brian berate, yell, and swear at another citizen about the Gordon gravel situation. His behavior was so unprofessional and actually scary that Hailey left the room crying. I said something to him about his professionalism and he said he's not a professional. The f*bomb was said many many times directed at that other person. When I was able to talk, I asked how they came up with the fine amount. He said no one decided on a fine yet?? I told him I spoke Clem. He then said it was to cover their costs. I said the sheriff charge was \$41.86 and if you double that plus add in the \$.78 for a stamp times the 3 letters it comes to \$86.06 which is way lower than \$300. He then replied that I was nickel and diming them. I did slip an f*bomb at one point because he had me so upset. I asked who decided the fine and was told he and Clem because William abstained from any decision making due to no written policy. No decision was agreed upon so I said take me to court.
- 9/29/2025 Voice mail from Clem stating a decision from the Select board has been made at \$275 but I can appeal to the ZBA. I looked at the website but didn't see regularly scheduled meetings but did notice a friend is on the ZBA so I contacted him via Messenger to ask when they meet again. He responded not often unless there is a need so I filled him in a bit of what was happening.
- 10/2/2025 Certified letter received stating that on September 22, 2025 at the Select Board meeting they made a motion to fine me in the amount of \$275.

They said I can either pay the tax collector or appeal to the ZBA by October 27, 2025.

- 10/15/2025 Reached out to Mike again because I sent an email to ZBA on 10/8/2025 to the address on Clem's letter but didn't get a response. Eric and I finally connected via email, text and calls.
- ZBA approval of previous meeting minutes – Sangs motions to approve the minutes as read. Eric seconds All in favor – All Members of ZBA.
- Eric Motions to end the meeting 7:40, Mike Seconds- All in Favor
- Meeting End time: 7:40pm



Respectfully submitted,

Georgia Cassimatis

Acting Secretary

Approved Date: _____

Eric Zablowsky _____

Chair

Mike Gokey _____

Officer

Josh Zoella _____

Officer

Sang Curtis _____

Vice Chair

Georgia Cassimatis _____

Secretary

DRAFT