

Town of Gilsum
PLANNING BOARD
MEETING MINUTES

November 25, 2025

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

Public Present: Jody

CTO: Tom called the meeting to order at 7:03 P.M.

I. Procedures

- a. Meeting Minutes – October 22, 2025. Tom distributed the minutes for the Board's review.

On a motion by Brian Bazarnicki/seconded by Heidi Bukoski, the Board voted to approve the minutes of October 22, 2025, with all in favor.

- b. Planning Board Budget.

Tom reported on the status of the 2026 Planning & Land Use Manual. Two hard copies were ordered, along with one eBook. They will be delivered in January at a cost of \$29.25.

II. Regulatory Updates

- a. Tom reported that there are no new applications.

III. Planning

- a. Solar Array Ordinance.

Tom provided an overview of why the Board is considering the adoption of a solar ordinance. He noted that other towns have been dealing with this issue, and the Board concluded that, while we don't want to discourage this use, there needs to be some guidance. Tom noted that the Board received assistance from an organization that provides such assistance free of charge to any interested municipality. We now have a draft ordinance, which will go to public hearing on December 16th; if any substantive changes come out of this hearing, there will need to be another hearing.

Jodi: Have there been any complaints with any systems that are installed in Gilsum? No one is aware of any. Why did the Planning Board decide to pursue this? Heidi stated that she attended the seminars offered by SolSmart, and based on what she learned there, the Board concluded that they should get an ordinance on the books before an application came along.

Following this summary, the Board reviewed the draft ordinance and identified several edits, including:

- General editing of some wording.
- Removing the requirement for an Impact Analysis.
- Revising the phrasing for Glare or Reflection.
- Moving the Procedure section to the beginning of the section.
- Revising the definitions by removing "...generated from time to time..." from all four system type definitions.

Carol will make the changes in time for the notice of public hearing on December 16th to be posted. This schedule leaves time for a second hearing in January, if necessary.

Prepare for the Public Hearing: Notice will be posted in the newspaper next week, the front door, and the Post Office. The notice and the draft ordinance will be posted on the Town's website. The Board discussed how to get the word out to the other boards and committees so that they are aware, will attend, and provide feedback.

- b. Legislative Changes. Tom provided a handout of the 2025 changes. Table discussion.
- c. Blasting - Table
- d. Master Plan - Table

IV. Informational

- a. Citizen Planner Roundtable. Tom reported on the Roundtable that was held on October 28th that he attended. The program featured Sarah Brock from Clean Energy New Hampshire. The next Roundtable will be in January

V. Next Meeting – December 16, 2025 – Draft Agenda Items

- a. Minutes of November 25, 2025
- b. Public Hearing on 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 Bukoski, the Board voted to adjourn at 9:00 P.M. with all in favor.

Respectfully Submitted by:

Carol Ogilvie

Approved _____, 2025

Kevin Barnes

Brian Bazarnicki

Heidi Bukoski

Tom Julius, Chair

Bill Whyte

Carol Ogilvie, Alternate