

**Town of Gilsum
PLANNING BOARD
MEETING MINUTES**

January 27, 2026

Board Present: Tom Julius, Chair; Kevin Barnes, Member; Heidi Bukoski, Member; Brian Bazarnicki, *Ex Officio*.

Board Absent: Bill Whyte, Member; and Carol Ogilvie, Alternate

CTO: Tom called the meeting to order at 7:04 P.M.

I. Procedures

a. Meeting Minutes

Tom distributed the minutes of December 16, 2025 for the Board's review.

On a motion by Heidi Bukoski/seconded by Brian Bazarnicki, the Board voted to approve the minutes of December 16, 2025, with all in favor.

b. Gilsum Annual Report

Lenoir has advised that if the Planning Board wants to submit anything for the annual Town Report, the deadline is February 6th. Tom volunteered to draft a report and send it around to the members for review.

c. Future Meeting Dates & Times

The Board agreed it was important to have a consistent day and week of the month for the board meetings. There are often conflicts with other groups using the library meeting space; and while there is space downstairs, it is not ADA-compliant. Also, the website has the 4th Wednesday of the month as the regular meeting time.

On a motion by Brian Bazarnicki/seconded by Heidi Bukoski, the Board voted to return to meeting on the 4th Wednesday of each month.

II. Regulatory – Nothing to Report

III. Planning

a. Solar Ordinance

The Board discussed how to advertise the ordinance so that it will pass. The Select Board, Zoning Board, and Planning Board all approve of it. Tom will check with Lenoir about getting an article in the Bridge before voting day. Heidi will check with Sang (supervisor of the checklist) about how many copies to provide on voting day (Tuesday, March 10th).

b. Legislative Changes that Impact Gilsum - Tabled

c. Excavation Regulations

The Board reviewed the current Gilsum Excavation Regulations. The Board wondered if the state issues an Alteration of Terrain permit for five years, can the Town issue a permit for only three years, and does the Town have the ability to not renew a permit. As far as amending the Regulations, there was concern expressed that if the Board proposed any changes now it might be considered retaliatory.

If the Board received a new excavation application, these questions/issues would need to be addressed:

1. The use of seismic sensor blasting regulations (look at other town examples).
2. How to monitor the boundary limitations
 - a. Use of satellite view
 - b. Use of a surveyor
 - c. The need to visualize and access longer distances
3. Within the Excavation Regulations, Section VIII, the last line says "...the excavation will not create any nuisance or create health or safety hazards."
 - a. What language can be used to more specifically describe what kind/type of nuisances would prevent an approval?
 - b. There needs to be limitations on impacts to the neighbors.
4. Within the Excavation Regulations, Section XV, Section A, line 14 (page 8) says "All measures to control erosion, sedimentation, water pollution, and any hazards to human safety."
 - a. This language needs to be more specific – such as noise and dust pollution.
 - b. Brian noted that the way to measure noise from blasting is with a seismic sensor.
5. Can we limit the number of blasts per pit?
 - a. How can we as a town do a better job communicating when a blast will occur? What is the best format – a group email?
6. These blasting requirements should be added to the list of requirements on the checklist.
7. Use Section VII, C. to include structural damage.

The Board's homework is to read RSA 155-E, the state statute that governs excavations.

IV. Informational

- a. SWRPC's Winter Meeting is Tuesday, February 10th from 5 – 7 P.M. RSVP by February 6th.
- b. Wetlands and Flood Planning Webinar online February 18th from 20 – 11:30 A.M. RSVP to Chip Chapman.
- c. Citizen Planner Roundtable: Next meeting March 31 @5:30 P.M. in Stoddard. The topic will be a presentation on the NH Zoning Atlas by Alissa Margolin, Director of Saint Anselms' Initiative for Housing Policy and Practice.
- d. Brian informed the Board of a grant for mapping all of the roads in Gilsum, which should take between nine and twelve months.
- e. Heidi will continue to reach out to other town our size to better understand the issues surrounding excavation regulations. Is there a way to use SWRPC. Tom suggested we connect with Sarah Bollinger, who has worked with Gilsum committees and the Hazard Mitigation Plan.

V. Next Meeting – February 25, 2026 – Draft Agenda Items

- a. Minutes of January 27, 2026

- b. Discussion of other potential land use amendments
- c. Review of Site Plan Review application fee
- d. Review Excavation Regulations
- e. Master Plan

On a motion by Tom Julius/seconded by Kevin Barnes, the Board voted to adjourn at 8:43 P.M. with all in favor.

Respectfully Submitted by:

Heidi Bukoski/Transcribed by Carol Ogilvie

Approved February 25, 2026

Zoom ATTENDEE

Kevin Barnes

Brian Bazarnicki

Brian Bazarnicki

Heidi P. Bukoski

Heidi Bukoski

Thomas W. Julius

Tom Julius, Chair

Bill Whyte

Carol Ogilvie

Carol Ogilvie, Alternate

