

Town of Gilsum
PLANNING BOARD
MEETING MINUTES
February 25, 2026

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

Board Present over Zoom: Kevin Barnes, Member; Carol Ogilvie, Alternate Member

Board Absent:

CTO: Tom called the meeting to order at 7:08 P.M.

I. Procedures

a. Meeting Minutes

Tom distributed the minutes of January 27, 2026 for the Board's review.

On a motion by Heidi Bukoski/seconded by Brian Bazarnicki, the Board voted to approve the minutes of January 27, 2026, with all in favor, except for Bill, who abstained.

b. Board Membership

Tom advised that three terms are expiring in March: Heidi, Bill, and Carol. Tom has spoken with all three and all have graciously agreed to serve another term. Brian stated that after Town Meeting, he would ask for another Select Board member to take his place on the planning board.

c. Planning Board Email

Tom is asking if it is necessary for the planning board to have an email. He checks it (although irregularly) and there is never any traffic. Brian responded that the Select Board has set it up so that every board and department has one. Things will stay as they are for now and the Board will revisit later.

II. Regulatory

Tom reported that an email came in from a Gilsum property owner regarding the procedure for constructing a cabin on a lot in Town and was told that she needed to come in to the Planning Board. Tom spoke with Carol about it and her response was that if all she is doing is building, she only needs a building permit and the planning board has no role here. Permits for building, driveway and septic permits are all processed elsewhere. Brian thinks perhaps this lot doesn't have the requisite frontage and perhaps that's why she was being sent to the planning board. Carol stated that even if that is the case, if this is an existing lot of record, it can still be built on, and there is still no role for the planning board. Brian will follow up with the Building Inspector. [Carol will forward the contact information to Brian.]

III. Planning

a. Solar Ordinance Updates

Heidi spoke to the Supervisor of the Checklist, who has approved that copies of the ordinance can be available at the Community Center to hand out to people when they come in to vote. Heidi noted that The Bridge will be published soon, and that will have an article about the ordinance. In addition, the ordinance is on the Town website.

b. Legislative Changes that Impact Gilsum

- i. **HB 413.** Regarding completion of improvements for approved subdivisions.
- ii. **HB 631.** Regarding requiring multi-family units in commercially-zoned districts.

Carol reported that regarding HB 413 reminded her that the Subdivision Regulations haven't been updated since 2011, and there are quite a few changes that need to be incorporated into the Regulations. She will prepare a draft of amendments.

As for HB 631, Carol suggested that we put this issue on the work plan for this year.

Tom stated that there are some innovative approaches to development – like cottage courts, that could be designed to fit well into Gilsum.

c. Excavation Regulations

Tom stated that at last month's meeting, the Board reviewed Gilsum's Excavation Regulations and generated the questions that are included in the minutes of that meeting. Carol sent out a response to those questions today. Tom added that the Board also intended to review RSA 155-E, the state law that addresses excavations.

The Board worked through the questions and discussed various language edits to the Regulations. Primary concerns expressed were: how to monitor an operation to ensure that the excavation is not expanding beyond the approved limits of excavation; how to ensure that any damage from blasting is addressed; and being able to hire a third-party expert to review plans and provide guidance to the Board.

Carol will prepare a draft of the Regulations that incorporates the Board's comments. Heidi agreed to review it before it goes out to the full Board.

IV. Informational

- a. Town Meeting March 10, 2026.
- b. 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 Anselm's Initiative for Housing Policy and Practice.

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

- a. Minutes of February 25, 2026
- b. Review Draft Excavation Regulations
- c. Review of Site Plan Review application fee

On a motion by Brian Bazarnicki/seconded by Heidi Bukoski, the Board voted to adjourn at 8:43 P.M. with all in favor.

Respectfully Submitted by:

Carol Ogilvie

Approved _____, 2026

Kevin Barnes

Brian Bazarnicki

Heidi Bukoski

Tom Julius, Chair

Bill Whyte

Carol Ogilvie, Alternate