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**Town of Gilsum
PLANNING BOARD
MEETING MINUTES**

May 27, 2026

5 **Board Present:** Tom Julius, Chair; Kevin Barnes, Member; Carol Ogilvie, Member; Brian Bazarnicki, *Ex*
6 *Officio*; and Stanley Shaw, Alternate Member

7 **Absent:** Heidi Bukoski

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9 **CTO:** Tom called the meeting to order at 7:10 P.M.

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11 **I. Procedures**

12 **a. Meeting Minutes**

13 Tom distributed the minutes of April 22, 2026 for the Board's review.

14 *On a motion by Brian Bazarnick/seconded by Kevin Barnes, the Board voted to approve the minutes of*
15 *April 22, 2026, with all in favor.*

16 **b. Planning Board Membership**

17 Tom reported that Carol is now a full member; and Stanley Shaw has been appointed as an alternate
18 member. Each member introduced themselves and provided a brief background about themselves.

19 **c. Zoom Meeting Option**

20 The Select Board has been in the process of setting up a Town Zoom account. The Board has developed
21 participation guidelines for all Town boards and committees that will be using the Zoom option. Tom
22 called for a motion to adopt these guidelines.

23 *Carol moved to approve the guidelines/seconded by Brian, with all in favor.*

24 **d. Upcoming Meeting Schedule**

25 Due to scheduling conflicts, Tom is requesting the following changes:

26 July 22 to July 29 and September 23 to September 30. There were no objections to these changes.

27 *Brian Bazarnicki moved to approve the meeting dates/seconded by Kevin Barnes, with all in favor..*

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29 **II. Planning**

30 **a. Excavation Regulations Update Review**

31 The Board is continuing its third review of the Excavation Regulations. Carol walked the Board through
32 the few changes/additions that had been made since the previous version was reviewed. She noted that this
33 draft has been reviewed by Town Counsel, and his few comments have been incorporated into this draft.

34 Carol and Tom briefed the Board on their meeting with Town Counsel. Both felt the meeting was very
35 productive and that the guidance from Mr. Hockensmith strengthened the Regulations.

36 Tom noted that the changes being made are note retaliatory at all regarding the current excavation that has
37 generated a great deal of discussion. Carol agreed with Tom's assessment, and that what the Board is trying

38 to do now is to address the issues that the Board did not know to address at the time of processing that
39 application. We didn't know what we didn't know.

40 Tom asked what questions we could expect to get at the public hearing. Brian: what about damage to our
41 property, restitution. Stan: should residents know how to document before and after conditions. Tom:
42 questions about water quality.

43 *Tom moved to take the proposed Excavation Regulations as approved by the Board on 5-27-26 to public*
44 *hearing on June 24, 2026/seconded by Kevin, with all in favor.*

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46 **III. Informational**

47 **a. Poster-sized Gilsum Zoning Map**

48 Tom brought a poster-sized zoning map that was created for the Board by the Planning Commission.

49 Carol explained that she had contacted SWRPC to see if a zoning map could be created and what it would
50 cost. She met with Henry Underwood, who told her that he already had a zoning map for Gilsum in his
51 files, that he had created a few years ago for the Town. Therefore, he was able to provide the Board with
52 a pdf of the map, as well as a printed poster-sized map.

53 **b. Citizen Planner Roundtable in Walpole in June, details TBA**

54 The next Roundtable is scheduled for June 30th at 5:30 P.M., to be held in Walpole. The topic will be
55 current challenges for towns.

56 **c. Select Board Report - Brian**

- 57 i. Work is being done on the Polly Bridge in Hammond Hollow.
- 58 ii. The project is nearing completion that will provide the Select Board with a map of all
59 paved roads in town, and their conditions. The project includes a 5- and 10-year plan
60 for road improvements.
- 61 iii. The Select Board is exploring an option of utilizing the service of a grant writer.

62 **d. Other**

63 Brian made a motion to have the planning board meetings begin at 6:00 P.M. instead of 7:00
64 P.M. The Board was in favor of this, but due to Kevin's work schedule, they agreed to make it 6:30 P.M.

65 *On a motion by Brian/seconded by Carol, the Board voted to move the start of meeting times to 6:30 P.M.,*
66 *with all in favor.*

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68 **IV. Next Meeting – June 24, 2026 – Draft Agenda Items**

- 69 a. Minutes of May 27, 2026
- 70 b. Public Hearing on Excavation Regulations
- 71 c. Review of Site Plan Review application fee
- 72 d. Master Planning
- 73 e. Short-Term Rental Ordinance

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75 *On a motion by Brian Bazarnicki/seconded by Tom Julius, the Board voted to adjourn at 8:42 P.M. with*
76 *all in favor.*

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78 Respectfully Submitted by:

79 Carol Ogilvie

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81 Approved ,2026

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84 Kevin Barnes

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87 Brian Bazarnicki

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90 Heidi Bukoski

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93 Tom Julius, Chair

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96 Carol Ogilvie