

**TOWN OF GILMANTON**  
**ZONING BOARD OF ADJUSTMENT**  
**THURSDAY, JULY 15, 2010 – 7 PM.**  
**ACADEMY BUILDING**  
**MINUTES**

Chairman Hackett called the meeting to order at 7:00 PM.  
Members attending: Elizabeth Hackett, , Israel Willard, Paul Levesque, Ron LaBelle.  
Members not attending: Wayne Gray (alternate). Carolyn Baldwin  
Also in attendance: Annette Andreozzi, Land Use Clerk.

The Chair made introductions and explained the ZBA procedures. She informed the applicant of her right to have five members hear the case, and that she could postpone the hearing until next month with no negative impact. The applicant decided to continue.

**Public Hearing Case # 10-2010 – Gilmanton Preschool, Inc., applicant-  
Center Congregational Church, owner:** Request for Special Exception  
from Article 4, Table 1 to have a Pre-School in the Village District.  
Property located at 497 Province Road. Tax/Map Lot # 127-58.

Norma Ruchti spoke for the preschool. She indicated that the preschool had approval from the board in the past, but had opened in the church at the Iron Works, because the church in the Corners did not meet code for a preschool. Since that time the preschool has decided to bring the Corner's church up to code. the school would like to come to the Corners, because at the IW church they have to brake down their set up every day so that others can use the space. Traffic for drop off and pick up at the school will be staggered. In nice weather an outside play area would be coned off in the parking lot between 10:30 – 11:00, with 3 staff members attending. The school is licensed for 24 children. This year they have a waiting list. The church pastor and the Gilmanton Fire Chief think the Corner's church is a better space than the IW. The school starts operation the Wednesday after labor Day. They will start at the IW this year.

There was a discussion of fire codes and the need for a second egress.

The school is a business renting space from the church. They will pay for any changes to the church that are needed due to the codes.

Mr. LaBelle asked about the time for the high school bus pick up. It is around 7:30AM.

**Mr. Willard moved to close Public Hearing Case #10-2010 – Gilmanton Preschool, Inc.**  
Seconded by Mr. Levesque. **Motion passed Unanimously.**

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**DELIBERATIVE SESSION:**

**Case #10-2010 – Gilmanton Preschool, Inc., applicant- Center  
Congregational Church, owner**

Ms. Hackett stated that all the members were on the Board when the school applied before, and all the questions seem to be answered.

**MOTION: Mr. La Belle moved to grant a special exception in Case # 10-2010 – Gilmanton Preschool, Inc., applicant- Center Congregational Church, owner: to allow a Pre-School in the Village District. Property located at 497 Province Road. Tax/Map Lot# 127-58.**

- a. The site is appropriate for the use because it is centrally located, is an ideal large building with parking, and has a good weather play area;
- b. The use as developed will not adversely affect the neighborhood;
- c. Adequate & appropriate facilities will be provided for the proper operation of the proposed use, and a state license has been approved;
- d. There will be no nuisance or hazard created.

**CONDITIONS:**

1. The structure must meet all fire and building codes for a preschool.
2. All persons dropping off or picking up children will be notified to follow the allowed traffic pattern.
3. The school may operate between the hours of 8:30-11:30 AM.

Mr. Willard seconded. **Motion passed unanimously.**

APPROVAL OF MINUTES

**MOTION: Mr. Levesque moved to approve the minutes of the June 17, 2010 meeting. Seconded by Mr. Willard. Motion passed unanimously.**

**APPROVED**

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OTHER BUSINESS

Discussion of 19 Province Rd. There is no building going on at the property and no one is living there.

ADJOURNMENT: Motion made by Mr. Levesque and seconded by Mr. LaBelle to adjourn, vote passed unanimously. Meeting adjourned at 7:29 PM.

Respectfully submitted,

Annette Andreozzi, Land Use Clerk