



Planning Board
Academy Building
503 Province Road
Gilmanton, New Hampshire 03237
planning@gilmantonnh.org
603.267.6700-Phone 603.267.6701-Fax

Desiree Tumas, Administrator
Mark Fougere, Certif. Planner
Nancy Girard, Chair
John Funk, Vice-chair
Rachel Hatch, Select-Rep
Dan Hudson, Member
Marty Martindale, Member
Dave Russell, Member
John Weston, Member

Planning Board
Minutes of the Meeting
January 12, 2012

Member Attendance: Nancy Girard, Chair; Don Guarino, Select Rep.; Dan Hudson, Member; Marty Martindale, Member; Via speaker phone, Desiree Tumas, Administrator

Public Attendance: David Sanborn

Open Meeting

Call to Order at 7:07 pm

N. Girard called the meeting to order explaining that due to a snow storm a quorum had convened to continue the public hearing for the proposed Zoning Amendments and all other business of the January 12, 2012, Planning Board Agenda until Thursday, January 19, 2012, beginning at 7:00 pm.

N. Girard called for a motion to continue the public hearing and all other business of the January 12, 2012, Planning Board Agenda until Thursday, January 19, 2012, beginning at 7:00 pm.

M. Martindale moved to continue the public hearing for the 2012 Proposed Zoning Amendments and all other business of the January 12, 2012, Planning Board Agenda until Thursday, January 19, 2012, when the Board will reconvene beginning 7:00 pm, D. Hudson seconded the motion as stated; the motion passed unanimously.

N. Girard called for a motion to adjourn the meeting.

D. Hudson moved to adjourn the meeting at 7:03 pm, M. Martindale seconded the motion as stated; the motion passed unanimously.

Respectfully submitted,

Desiree Tumas
Administrator

Approval of Minutes

December 08, 2011 – Regular Meeting

Public Hearing

1. *To amend Article IV – Table 1, Zoning District Regulations, Wireless Telecommunications Facilities, by replacing the existing requirement to obtain a Special Exception for this use in the Village, Rural, Conservation and Residential Lake Districts with the requirement to obtain Conditional Use Permit. In addition, amend Article III paragraph K., Personal Wireless Communications Facilities by replacing all references to Special Exceptions and its administration by the Board of Adjustment and replace them with a Conditional Use Permit process administered by the Planning Board.*
2. *To amend Article IV A & Table 1, Zoning District Regulations & Article X Additional Special Exception Criteria (Cottage Industry) by deleting all references to the requirement of Special Exception for specific uses administered by the Board of Adjustment and replace them with the requirement of a Conditional Use Permit requirement administered by the Planning Board. In addition, amend the Zoning Ordinance to add the following new Article, XVII: Conditional Use Permit Criteria: The Planning Board may, in appropriate cases, and subject to safeguards as determined by the Planning Board, grant a Conditional Use Permit per RSA 674:21-II for a land use in accordance with Article IV, Table 1.*
3. *To amend Article IX, Board of Adjustment, by adding the following new Section: E. Septic System Plans. The Board of Adjustment shall not require submission of a septic system plan/design (whether or not approved by the State of New Hampshire) as a condition to the filing an application for a variance or special exception.*
4. *To amend Article III, General Provisions Applicable to All Districts, by adding a new Section Q, to read as follows: NUMBER OF RESIDENTIAL UNITS WHICH MAY BE CONSTRUCTED ON A LOT - Only one single family dwelling unit, or one 2-family dwelling unit, may be constructed on a single lot, except that, a greater number of dwelling units may be allowed as determined by a Conditional Use Permit under the provisions of the multi-family and/or condominium sections of this Ordinance.*
5. *To amend Article III, General Provisions Applicable to all Districts, by adding a new Section P, to read as follows: to add a Steep Slope Conservation overlay district which shall apply to all areas with a slope greater than 15% where the proposed disturbance exceeds 20,000 square feet. Development of such steep slopes shall require a conditional use permit from the planning board and will be subject to performance standards including that cut and fill of slopes shall not exceed a 2:1 ratio; existing natural and topographic features shall be preserved to the greatest extent possible; driveways may not exceed 10% slope for residential subdivisions and 8% slope for nonresidential uses; and prohibiting the construction of structures on slopes greater than 25% prior to site disturbance.*
6. *To amend Article IV Table 1, Zoning District Regulations, by replacing the term Church/Community Building with the term House of Worship/Community Building.*

7. ***To amend Article VVI Definitions, by adding the follow new terms – Kennel: A commercial establishment in which dogs and other domesticated animals are housed, bred, boarded (overnight), trained and/or sold, all for a fee or compensation and Kennel Day Care: A commercial establishment in which dogs and other domesticated animals are housed (not overnight) and trained and/or sold, all for a fee or compensation. In addition, amend Article IV Zoning District Regulations, Table 1, by adding the following new uses, Kennel & Kennel Day Care, broken down by District as follows: Village – Not Permitted, Rural –Conditional Use Permit, Conservation – Conditional Use Permit, Limited Business-Conditional Use Permit, Business – Conditional Use Permit and Residential Lake – Not Permitted.***

Discussions

1. Ralph Lavin (414-5) The Applicant request a determination of a Insignificant Change of Use to add storage of firewood product on the pavement next to the existing salon while maintaining the required access as approved.

Correspondence

1. Notice of Supreme Court Decision – Right to Know Law
2. Town Report – Approval of the Planning Board write-up. (Deadline – January 20, 2012)
3. Approval for Payment – Dues for the NH Planners Association. (\$40.00)

Unscheduled Business Adjournment

Nancy Girard, Planning Board Chair