



Planning Board
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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

Minutes of the Meeting
Planning Board
February 06, 2012

Attending Members: Nancy Girard, Chair; John Funk, Vice-chair; Dan Hudson, Member; John Weston, Member; Desiree Tumas, Administrator

Open Meeting

Call to Order @ 6:37 pm
Introduction of Board Members
Explanation of Meeting Procedures

N. Girard called the meeting to order opening the public hearing and explained the Board had amended the language to proposed amendment #2, which required a public hearing to approve the amendment language.

Public Hearing (Continued from 01/24/12)

Are you in favor of the adoption of Amendment #2 as proposed by the Gilmanon Planning Board for the town Zoning Ordinance as follows: ***To amend Article IV A & Table 1, Zoning District Regulations relative to the following uses: Childcare Facility, Cottage Industry, Dwelling, Multi-family (New construction and interior alterations), Dwelling Two-family, Offices (2,000 sq. ft. or less), Retail Business, Service Business & 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 for a land use in accordance with Article IV, Table 1. The Planning Board, in acting on an application, shall take into consideration the following conditions:***

The proposed use(s) shall be only those allowed in this Ordinance by Conditional Use Permit:

- 1. Each proposed use is consistent with the adopted Master Plan.***
- 2. The specific site is in an appropriate location and of adequate size for the use.***
- 3. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located.***
- 4. There will be no nuisance or serious hazard to vehicles or pedestrians.***

5. The use will not place excessive or undue burden on Town services and facilities.

6. There would be no significant effect resulting from such use upon the public health, safety, and general welfare of the neighborhood in which the use would be locate.

N. Girard read the proposed amendment in its entirety and called for discussion, hearing none; entertained a motion to approve the proposed language.

J. Funk moved to approve the proposed zoning ordinance amendment as amended for placement on the March 2012, Ballot, D. Hudson seconded the motion as stated; the motion passed with a 4-0 favorable vote.

N. Girard called for further discussion, the Board received a written note following the vote that stated, "Betty Hackett has no problem with the language as changed."

N. Girard called for further discussion, hearing none; entertained a motion to adjourn the meeting at

Adjournment

D. Hudson moved to adjourn the meeting at 6:41 pm, J. Weston seconded the motion as stated; the motion passed with a 4-0 favorable vote.

Respectfully submitted,

Desiree Tumas
Administrator