



**Planning Board  
Academy Building  
503 Province Road  
Gilmanton, New Hampshire 03237**

**Approved: 12/09/2010**

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, Alternate

**Minutes of the Meeting  
Work Session  
December 02, 2010**

**Attending Members:** Nancy Girard, Chair; John Funk, Vice-chair; Rachel Hatch, Select Rep; David Russell, Member; John Weston, Alternate Member (Seated in the absence of Member Hudson); Mark Fougere, Planner; Desiree Tumas, Administrator.

**Municipal Attendance:** Nanci Mitchell, Conservation Commission

**Public Attendance:** Brett Currier, Wm. Heath

**Open Meeting**

*Call to Order at 7:07 PM.  
Explanation of Meeting Procedures*

**Review of Possible Zoning Ordinance Amendments**

**1. Aquifer/Groundwater Overlay Ordinance**

Board Members reviewed the language provided for the Aquifer/Groundwater Overlay Ordinance.

Board Members are agreeable to the language provided with few proposed amendments. Board Members stated concern regarding the prohibited uses per the proposed ordinance amendment on existing property in the proposed overlay zone.

The Board requested a baseline of commercial business in the overlay zones for the next meeting.

Mrs. Tumas checked with towns abutting that the aquifer protection overlay and all but Canterbury already have Aquifer Protection Ordinances in place.

Upon reviewing the Aquifer Overlay Map the following suggestions were made.

- More visibility of the areas outside of the buffer.
- Remove the hill shade on the map.
- Remove the favorable gravel well analysis

Ms. Mitchell will convey the amendments to the Lakes Region Planning Commission for mapping corrections.

**2. Workforce Housing**

Board Members reviewed proposed language related to Workforce Housing and following discussions concluded that the town currently meets the Workforce Housing requirements and agreed to revisit the requirements again next year.

### **3. Biosolids**

Board Members discussed proposing language pertaining to the use of Biosolids and in light of the Petition Warrant Article being put forth by William Heath provided language amendments.

Mr. Heath thanked the Board for the guidance provided and indicated he planned to move forward with the Petition Warrant Article and will take steps as outlined by RSA to bring forward a legal Petition Warrant Article.

Chair Girard called for further discussion regarding the Biosolids Ordinance, hearing none; the Board thanked Mr. Heath for attending the meeting.

### **4. Article VI Manufactured Housing**

Board Members reviewed Article VI Manufactured Housing, Section D. Storage and Use of Recreational Vehicles.

It was suggested that the Board add, *“primary residential or abutting property.”*

Board Members were agreeable to the proposed amendment.

### **5. Article VII Non-conforming Uses, Lots & Structures**

Board Members discuss adding:

*(a) “Provided, however, that any alteration, expansion, new construction or change that can be accomplished in a manner that will comply with the applicable setbacks for that district, shall be permitted.”*

*(b) “Provided, however, that any alteration, expansion, new construction or change that can be accomplished in a manner that will comply with the applicable setbacks for that district, shall be permitted.”*

*Removal of “Special Exception” and replace with the “Board of Selectmen or their designee.”*

*Amend Section C Non-conforming lots by deleting Section 1 in its entirety.*

Board Members agreed by consensus to revisit discussion at the December 09, 2010, regular meeting.

### **6. Article III-B Fire Ruined Buildings**

*Add: “One-year extension may be granted by the Board of Selectmen or their designee, for good cause shown.”*

Board Members were agreeable to the proposed amendment.

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**7. Article VII, Administration, Enforcement and Penalty, Section A**

*Add: "or their designee"*

Board Members were agreeable to the proposed amendment.

**Article IX-C**

Board Members briefly discussed without conclusion possibly amending the 1-year time period.

Board Members will revisit Article IX-C at the December 09, 2010, regular meeting.

Chair Girard called for further discussion, hearing none; entertained a motion to adjourn the Workshop Meeting.

**Adjournment**

***Vice-chair Funk moved to adjourn the meeting at 8:45 pm, Member Russell seconded the motion as stated; the motion passed unanimously.***

Respectfully submitted,

Desiree Tumas  
Administrator