



**Town of Gilmanton, New Hampshire**  
**Gilmanton Planning Board**  
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Michael Jean, Chair  
Gary Anderson, Vice Chair  
Roy Buttrick, Member  
Shane Bruneau, Member  
Brett Currier, Member  
Nicolas Peterson, Member  
Mark Warren, Selectmen Rep  
Michael Wilson, Alt. Selectmen Rep  
Dustin Milliken, Alt. Member  
Mark Fougere, Certified Planner  
Bre Daigneault, Planning Admin

**APPROVED**

## **PLANNING BOARD MEETING**

### **Minutes of January 13, 2020**

**A. CALL TO ORDER**- Vice Chairman Gary Anderson opened the Planning Board meeting of January 13, 2020 at 7:02pm.

#### **B. ROLL CALL**

1. Vice Chair Gary Anderson, Member Roy Buttrick, Member Brett Currier, Member Shane Bruneau Member Nicolas Peterson, and Planning Administrator Bre Daigneault were present at this meeting. Selectmen's Rep. Mark Warren and Chairman Michael Jean had excused absences. There was one member of public present.

#### **C. SALUTE TO THE FLAG**

#### **D. WORK SESSION**

- **A discussion will take place to review the Zoning Ordinances for updated warrant articles, pursuant RSA 675:3.**
  - Housing for Older Persons Development (55+)
    - Zoning- The topics discussed with residents at the public hearing on Jan. 14, 2020 was focused on. The board chose to alter the ordinance draft to allow by CUP in the Rural, Lt. Business, and Business zones; not allowed in the Village, Res. Lake, and Conservation zones.
    - Age restrictions- One occupant must be 55 or older, as opposed to all residents. Member Bruneau felt all residents must be 55+. The majority of members agreed to one occupant being 55 or older. The option of mandating no resident can register in the school system was discussed. The Board decided to add to section C:1- No resident shall be under the age of 21.
    - Appeal Process- Section A- Appeals must be made to Superior Court. Members felt the appeal procedure should go to the ZBA before Superior Court. \*
    - Density- Section C:2- Members discussed adding density of the number of units per acre, beyond the 30% of open space. Member Currier suggested the density be based on the number of bedrooms per acre instead of the number of units per acre, as septic load is determined by the number of bedrooms. Dwelling unit density shall be no more than four bedrooms per acre of the net track area of the site. Also, to clarify- all units shall be 1 bedroom, 2 bedrooms, or a combination thereof.
  - Article IV, Table 1. Table of Uses

- There were no additional changes since the update at the Jan. 14, 2020 meeting.
- Article IV, Table 2. Zoning District Regulations
- Based on the overwhelming input from the public, members decided to leave the wetlands setbacks as they are.
- Article VI-D. Storage and Use of Recreational Vehicles
  - Paragraph 1: Change to allow up to two (2) recreational vehicles on one's residential lot. Not to affect the Residential Lake District.
  - Paragraph 2: To change the permitting period from 120 days annually to May 15<sup>th</sup> through November 1<sup>st</sup> of each year.
- Article XVI. Definitions
  - *Camp for Children, Summer*- Remove the word "summer" from the Table of Uses and add the definition of "A supervised program for children or teenagers for the purpose of educational, athletic, or cultural development for overnight campers. Housing shall consist of tents, cabins, or the like."
  - *Earth Excavation*- On the proposed definition, replace ", including all slopes" with "off site".

**E. Adjournment**

Member Peterson made the motion to adjourn. Member Roy Buttrick seconded the motion.

**Motion passed 5-0**

*Respectfully Submitted,  
Bre Daigneault, Planning Administrator*

**Authorized by** APPROVED Jan. 27, 2020 Awaiting signature  
**Chairman Michael Jean**

**Date:** \_\_\_\_\_