



**Town of Gilman, New Hampshire**  
**Gilman Planning Board**  
Academy Building, 503 Province Road  
PO Box 550  
Gilman, New Hampshire 03237  
planning@gilmannh.org  
Phone: (603) 267-6700 – Fax: (603) 267-6701

Roy Buttrick, Chair  
William Mahoney, Vice Chair  
Shane Bruneau, Member  
Brett Currier, Member  
Vincenzo Sisti, Member  
Mark Warren, Selectmen Rep  
Mark Fougere, Certified Planner  
Bre Daigneault, Planning Admin

**APPROVED**

## **JOINT PLANNING BOARD & ZONING BOARD OF ADJUSTMENTS WORK SESSION**

**Minutes of September 10, 2020**

### **ROLL CALL**

PB Member Brett Currier, Planning Administrator Bre Daigneault, Planner Mark Fougere, ZBA Chairwoman Elizabeth Hackett, ZBA Members Zannah Richards, Nate Abbott, and Leslie Smith were present at this meeting. There were three members of the public present.

### **WORKSHOP**

It was clarified prior to the start, that as this was a workshop, a quorum was not needed by either board. Currier started by relaying the Zoning Ordinance items the PB had discussed at their last meeting. This included expanding allowable businesses in the light business zone for low impact business, CUP campgrounds in the rural and business zones, elderly housing (55+), low impact venues such as wedding venue, and expanding commercial business on 106. Currier stated he was looking for input from ZBA members to take back to the PB. Abbott reviewed the area the light business zone incorporated; from the Corners to just before Allen's Mill Rd and again by the town dump. Abbott personally felt there was no problems expanding the light business. Richards read the definition of light business which "provides for low impact retail business, small-scale service business, light manufacturing, and professional services." Abbott inquired why the PB wished to changed some uses from Special Exception to Conditional Use Permit. Currier felt it would be friendlier and easier for applicants to get approval from one board versus going to first ZBA and then to PB. Currier said campgrounds are currently not allowed. It was clarified, campgrounds were allowed by special exception in the rural and conservation zones. Currier clarified the PB would like to see campgrounds either permitted or by CUP in the rural and business zones. Richards suggested turning the tables to discuss what areas the ZBA had been seeing at their meetings that are not on the use table. One ordinance was solar, another was a private institution, as previously proposed for the church on Stage Rd. Potential problems with a venue could possibly be noise and traffic disturbances. Abbott felt solar farms should be discussed. Further discussion of wedding venues took place. It was agreed there should be parameters in place for time limitations, setbacks from other properties, number of guests, and details may be required for a certain amount of people. A section could be added to Article III. Currier revisited the discussion of 55+ housing. The PB felt this would be a low impact development with no strain on the school system. Hackett felt an elderly development would need to be in an area with amenities near-by, such as stores, churches, and hospitals. She read a letter submitted by ZBA member Perry Onion. Currier felt that would be the concern of the developer and those buying the units. This could be for someone who is able to drive and just wants to downsize. They may have family nearby, are looking for a place they don't have to maintain the yard, and have people their own age to talk to. Currier does not feel adding the ordinance is any cost to Gilman. Abbott felt these areas are typically in areas of more congestion, however for the right applicant it could be an ideal situation. Looking at the worse case scenario, emergency services

could be strained with extra calls and there could be liabilities. Currier responded; ZBA members are looking at "elderly" as decrepit; it is for 55+. This may be snow birds that are looking for a home in Gilmanton during the summer months. Richards does not agree. They could put it in the ordinances, but she recalled a few years back, the Taylor Home was looking to place a facility, and it didn't have any interested. She felt other items could use attention such as recreational facilities, wind energy facilities, or boat services.

PB Chair Buttrick arrived to the meeting.

Abbott feels they should be focusing on people looking to come into Gilmanton; he did not feel they've had any requests for elderly housing. Buttrick had an elderly housing unit go in in Loudon. At the time no one was for the complex; once it was built, they had a waiting list of people to get in. Abbott felt a subsection in section III could be added, along with it added to the table of uses. Buttrick inquired if there was any discussion regarding a noise or light ordinance. Hackett had looked at other town's ordinances and would forward them to Daigneault for the PB. Currier did not feel a noise ordinance would be welcomed. Richards inquired if there was anything for neighbors or people with unkept yards. Obnoxious uses were discussed. Buttrick felt the noise ordinance should be for commercial, not for private uses. Planner Fougere added a noise ordinance should come from the Selectmen, not the Zoning Ordinances. Buttrick inquired on the possibilities in the light business zone. Abbott stated retail was currently allowed. Abbott confirmed, the PB was looking to match up service business with retail in that zone. ZBA members requested drafts of any proposal be forwarded to them for review.

***Respectfully Submitted,***  
***Bre Daigneault, Planning Administrator***

Authorized by

  
Chairman C. Roy Buttrick

Date:

