



Town of Gilmanton, New Hampshire

Planning Board

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AGENDA

PLANNING BOARD MEETING

Thursday, January 14, 2020

In Person at the Academy Building

503 Province Road,

Gilmanton, NH 03237

7:00 p.m.

For remote access options, see the Planning Board page of the Town's website at www.gilmantonnh.org or contact the Planning Administrator at 603-267-6700 ext. 122.

A. CALL TO ORDER BY CHAIRMAN

B. ROLL CALL

C. SALUTE TO THE FLAG

D. PUBLIC HEARINGS- REVIEW FOR REGIONAL IMPACT

a. NEW- None

b. **OLD- Zoning Ordinance Amendments Proposed for the 2021 Town Ballot**

You are hereby notified in accordance to RSA 675:3-VII the Gilmanton Planning Board will conduct a Public Hearing to discuss zoning amendments proposed for the 2021 Town Ballot

Continued from Dec. 10, 2020

Are you in favor of the adoption of Amendment #1 as proposed by the Planning Board for the town Zoning Ordinance as follows: To see if the town will amend Article IV, Table 1 by allowing, 55+ Housing Developments by Conditional Use Permit (CUP), in the Village, Rural, Lt. Business, Business zoning districts and by Special Exception for 5-unit buildings or greater in the Village, Rural, Lt. Business, & Business Zones. Not allowed in the Conservation or Res. Lake Zones. In addition, by adding a new Article XVIII "55+ Housing Development". This article is adopted pursuant to the authority and provisions of RSA 674:21 Innovative Land Use Controls. In administering this Innovative Land Use Control ordinance, the Planning Board shall enjoy the authority to grant conditional use permits and waivers from specific requirements of this Article if and when an applicant is able to demonstrate to the satisfaction of the Planning Board that granting of such waiver(s) would not compromise achievement of the stated purpose and intent of this Ordinance. The requirements in this Section have been established for the purpose of encouraging the construction of 55+ Housing Development in the Town of Gilmanton. The intent is to provide for such housing by the provision of a Conditional Use Permit or Special Exception to allow for relief from the otherwise applicable density requirements of Article III.P while complying with all applicable state and federal laws with respect to such housing, and at the same time, ensuring compliance with local planning standards, land use policies, good building design, and the requirements for the health, safety, and general welfare of all the inhabitants of the Town. Such housing shall be limited to household with at least one person age 55 or older and in no event any persons under the age of 19. All sites

shall provide for open space of the site's net tract area as follows: 25% in the Rural Zone and 15% in the Village, Lt. Business, & Business Zones.

Are you in favor of the adoption of Amendment #2 as proposed by the Planning Board for the town Zoning Ordinance as follows: To see if the town will amend Article IV, Table 1 by allowing Solar Energy System-Roof Mounted by right in all Zones and Solar Energy Systems-Ground Mounted by Conditional Use Permit in all Zones. In addition, by adding a new paragraph under Article III. This renewable energy systems ordinance is enacted under the provisions of RSA 674:21,II Innovative Land Use Controls and in accordance with RSA 674:17.(l)(j), and the purposes outlined in RSA 672:1- III-a as amended. The purpose of this ordinance is to accommodate Solar Energy Systems and Distributed Generation Resources in appropriate locations, while protecting the public's health, safety and welfare.

Are you in favor of the adoption of Amendment #3 as proposed by the Planning Board for the town Zoning Ordinance as follows: To see if the town will amend Article VI.D Manufactured Housing Continued: Storage and Use of Recreational Vehicles to update the wording of the existing ordinance based on the recommendations from the Town solicitor. The wording does change the intent of paragraph VI.D.1 whereas the requirement to store a recreational vehicle can only be on one's *primary residential* property. This would allow a non-resident to store a recreational vehicle as accessory use to a single-family or two-family dwelling or vacant lot owned by the same person as, and abutting, a lot where the primary use is a single- or two-family dwelling in the Village, Rural, Conservation, Lt. Business, & Business Zones. The intent of the remainder of the existing ordinance shall not change.

Are you in favor of the adoption of Amendment #4 as proposed by the Planning Board for the town Zoning Ordinance as follows: To see if the town will amend Article IV, Table 1 by allowing Outdoor Event Venue by Conditional Use in the Village, Rural, Lt. Business, & Business Zones; by Special Exception in the Conservation Zone; and not permitted in the Res. Lake Zone. In addition, by adding a new paragraph under Article III. This would allow for a site that accommodates the gathering of groups and/or individuals to host a commercial event such as a wedding, business meeting(s), or any other outdoor activity. Such events are expected to be conducted outdoors with accessory buildings or structures that are ancillary uses. The applicant must prove that events to be hosted will protect the public interest and not be a nuisance to the neighborhood. Additional criteria to be met: seek approval on a yearly basis, demonstrate adequate parking and sanitary facilities, meet 1,000-foot setbacks from any abutting residence (exclusions may apply), and meet requirements of all Police, Fire, and Emergency Management Departments.

Text of the Proposed Zoning Ordinances will be available at the Selectmen's & Town Clerk's Offices and on the Planning Board page of the Town's website for public inspection starting on December 30, 2020

- E. MINUTES FROM** December 10, 2020
- F. UNFINISHED BUSINESS**
- G. CORRESPONDENCE**
- H. OTHER BUSINESS/PUBLIC COMMENT**
- I. ADJOURNMENT**