

Planning Board 2024 Warrant Articles

On January 24, 2024 at public hearing, the Gilmanton Planning Board voted unanimously to move the following Zoning Amendments forward to ballot:

Are you in favor of the adoption of Amendment #1 as proposed by the Planning Board for the Town of Gilmanton as follows: To amend article VI by adding paragraph 9. Manufactured Housing- In the Residential Lake Zone, Storage and Parking: to allow for the storage and parking of one recreational vehicle in the Residential Lake Zone and to not require the storage or parking of the recreational vehicle meet setbacks or be parked in a driveway?

The intent is to allow for the storage and parking of one recreational vehicle in the Residential Lake Zone and to not require the recreational vehicle meet setbacks or be parked in a permitted driveway. Currently, storage and parking are prohibited in the Residential Lake Zone, but allowed in all other zones. The use as living quarters will continue to be prohibited with exception to the permit as outlined in Article VI.8.

ARTICLE VI. MANUFACTURED HOUSING-CONTINUED

9. In the Residential Lake District, Storage and parking: In the Residential Lake Zoning District, storage or parking of one (1) Recreational Vehicle shall be permitted accessory use and does not need to meet setbacks or be parked on an approved driveway and shall not be utilized as a shed or the like for storage or use:

- a. On any lot where the primary use is a Single-Family Dwelling or Two-Family Dwelling; or*
- b. On a vacant lot owned by the same person as, and sharing a common boundary with, a lot where the primary use is a Single-Family or Two-Family Dwelling.*

Are you in favor of the adoption of Amendment #2 as proposed by the Planning Board for the Town of Gilmanton as follows: to amend Article XVI. Definition of “Structure” to exclude a fence as a structure and to not require a fence meet setbacks?

The intent is to clarify that a fence does not need to meet setbacks as required by the current definition of “structure”. Historically, the Town has allowed fences to be built up to the property line.

ARTICLE XVI. DEFINITIONS

Structure-That which is built or constructed. *A fence shall not be considered a structure under this definition and will not be required to meet the setbacks as required in Article IV, Table 2.*