

**Planning Board**  
**Board Room, Municipal Building, 7:30pm**  
**April 7, 2009**

Members: Kate Connolly, Michael Mayor, Charlie Faulkner, Judith Esmay, Jim Hornig, Nancy Collier, Bill Dietrich

Alternates: Mike Hingston, Peter Owens

Selectmen Alternate: Bill Baschnagel

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards, Judith Brotman

Others: See attached sheet

1. **Residential Project Status and Schedule-** The Board will be working on this project the second Tuesday of each month, except May which is Town Meeting. It was also decided to meet, beginning April 15<sup>th</sup>, to meet the third Wednesday of the month from 12-2pm.
2. **Discussion about variances-** Hingston led the discussion and explained how variances work. In New Hampshire there are five standards that an applicant for a variance has to meet. All five criteria must be met in order for the Board to grant the variance. They are:
  - A. a variance would not be contrary to the public interest
  - B. due to special conditions, the failure to grant a variance would cause an unnecessary hardship
  - C. the spirit of the ordinance would be observed
  - D. granting the variance would do substantial justice and
  - E. the grant of the variance must not result in a diminution of surrounding property values.

It is also noted that clear explanation of the reasons and purposes of zoning regulations along with clear implementation helps the ZBA to make clear and consistent decisions.

3. **Residential Project Discussion-** community services area and residential areas  
Jonathan Edwards presented the updated maps entitled Residential Areas Town-Wide & In-Town. These maps depict the following:
  - Walkable Core
  - In-Town Areas
  - Edge Areas
  - Community Services Area
  - Suburban Areas
  - Other Neighborhoods: Etna Village, Hanover Center, Goose Pond
  - Forestry Areas
  - Rural Areas

There was discussion surrounding the chart created by Vicki Smith. It was requested that another column be added called Future Uses.

4. **Development of regional impact review:** Vicki presented an email from David Brooks, Senior Planner for Lebanon. It asks the Planning Board if they have any comments to offer on the proposed development on Glen Rd. The Board asked Vicki to draft a letter stating they are grateful for the opportunity and would ask that Lebanon be mindful of housing for the employees of this development project and keep in mind traffic and possible pedestrian walkways.
5. **Minutes:** January 31 and September 11, 2007, September 16, October 7 and 14, 2008, February 3 and 10, 2009
  - January 31, 2007: Mayor made a motion, with Dietrich seconding, to accept the minutes as amended. The vote was unanimous with Faulkner and Owens abstaining. The voting members were Connolly, Mayor, Dietrich, Esmay, Hornig, and Collier.
  - September 11, 2007: Mayor made a motion, with Dietrich seconding, to accept the minutes as amended. The vote was unanimous with Owens abstaining. The voting members were Connolly, Mayor, Dietrich, Esmay, Hornig, Faulkner and Collier.
  - September 16, October 7 and 14, 2008, February 3 and 10, 2009: These minutes were previously approved on March 17, 2009.

6. **Other business**-NA

7. **Adjourn**- The meeting adjourned at 9:32pm.

Respectfully submitted,

Denise D. Shibles  
Recording Secretary