

**Planning Board
Board Room, Municipal Building, 7:30pm
March 16, 2010**

Members: Michael Mayor, Judith Esmay (Chair), Jim Hornig, Bill Dietrich, Joan Garipay, Charlie Faulkner, Kate Connolly

Alternate: Iain Sim

Staff: Vicki Smith, Denise Shibles, Judith Brotman

Others: See attached sheet

Agenda:

1. Minutes February 9 and 16, and March 1, 2010

February 9, 2010: CONNOLLY made a motion, with MAYOR seconding, to approve the minutes as corrected. The vote was in favor of the motion with the following members voting: Connolly, Esmay, Mayor, Hornig, Dietrich, Garipay and Faulkner.

February 16, 2010: CONNOLLY made a motion, with MAYOR seconding, to approve the minutes as corrected. The vote was in favor of the motion with the following members voting: Connolly, Esmay, Mayor, Hornig, Dietrich, Garipay and Faulkner.

March 1, 2010: Esmay, Garipay and Dietrich approved the minutes of the Residential Committee.

2. Discussion about re-zoning Goose Pond area

The residential sub-committee presented the full board with a draft proposal. After some discussion the Board agreed they liked the format and the questions addressed in the Goose Pond proposal and are considering adopting this format going forward with residential studies.

3. Discussion about alternate forms of zoning:

Joanna Whitcomb, from Dartmouth College, has invited the Board to join them to view a Webinar on April 2nd entitled "Using Form Based Regulations to Sustain Neighborhood Character".

Judith Esmay introduced some books she has purchased concerning zoning and she is willing to share!

4. Adjourn: The meeting adjourned at 9:45pm.

Respectfully submitted,
Denise D. Shibles, Recording Secretary

TABLE 204.10

"GP" Goose Pond Zoning District

Objective:

The Goose Pond zoning district is established to distinguish the unique neighborhood around Goose Pond from the surrounding Forestry District. The Goose Pond District is an area of traditional seasonal summer camps and cottages that surround and front on Goose Pond. The traditional and primary land use is seasonal residences whose inhabitants use Goose Pond and the surrounding area recreationally. Therefore, reliable water quality , Class B or better, in Goose Pond is critical to the continued recreational use of the Pond and to the wildlife which lives in and around the pond.

The residential use of Goose Pond was established and developed prior to town-wide zoning. Upon adoption of the first town-wide zoning, the Goose Pond area was classified with the Forestry District. The Goose Pond area is sufficiently distinct from the Forestry District with respect to use, building size and configuration, lot size, residential density and proximity to the waterfront of Goose Pond that a new zoning district is appropriate. The geographical boundaries of the Goose Pond District reflect these distinctions. The Goose Pond District is fully developed and increases in either the density of residences or additional uses are prohibited. District regulations have been established to ensure these restrictions will be enforced.

Uses permitted in the area shall be consistent with the dominant seasonal residential use and strong orientation to Goose Pond. Recognizing that residents are concerned with the quiet enjoyment of their property and the Pond, commercial uses and other uses that are acceptable in the surrounding Forestry District are not compatible with this concept. Restrictions in the Goose Pond District reflect additional environmental regulations deemed necessary because of the close proximity of the district to Goose Pond and existing water quality problems, including those associated with algae blooms and road salt.

Uses:

Permitted Uses:

Allowed by Special Exception:

- 1. Seasonal Dwelling
- 2. Use accessory to permitted use

- 1. Essential Service
- 2. Use accessory to Special Exception

Area and Dimensions:

(all measurements in feet & inches unless otherwise stated)

<u>Minimum Lot Size</u>		<u>Minimum Setbacks</u>			Maximum	Building	Lot
<u>Area</u>	<u>Frontage*</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Height</u>	<u>Footprint</u>	<u>Coverage</u>
21,570 sf	0	50*	10	10	24**	5.5%	8%

*The Goose Pond waterfront side of the property is the “front” side. There is a minimum 50’ setback from the edge of the Goose Pond. [Note: The edge of Goose Pond is the top of the bank, as defined in this Ordinance.]

**Height measured from Goose Pond waterfront side of structure.

Other Restrictions:

1. For the purposes of this zoning district only, Section 702 buffer regulations do not apply to the structures in the Goose Pond waterfront setback, with the exclusion of septic system elements, which shall meet Section 702.7 buffer requirements.
2. Any new building addition or replacement structure must be either: (a) no closer than 50 ft. from the edge of Goose Pond; or (b) located on the existing footprint; or (c) located no closer than the closest point of the existing building edge that is farthest from and most nearly parallel to Goose Pond.
3. No decks or porches shall be enclosed unless they are a minimum of 50 ft. from the edge of Goose Pond.