

**APPROVED**

TOWN OF GRANTHAM  
ZONING BOARD OF ADJUSTMENT MINUTES  
OCTOBER 23, 2017

Chairman Conrad Frey called the meeting to order at 4:30p.m., October 23, 2017 in the Jerry Whitney Memorial Conference Room located at 300 Route 10 South.

Present: Zoning Board Chair Conrad Frey; Members Peter Guillette; Tanya McIntire and Alternate Peter Gardiner.

Absent: Member Myron Cummings; Selectmen's Representative Constance Jones and Clerk Martha Norris.

Public: None

**Approval of Minutes**

Chair Frey asked the board if there were any corrections or additions required of the minutes from September 28, 2017. There being none, Chair Frey made motion to accept the minutes as written and second by Peter Guillette.

***Unanimously Approved***

Chair Frey announced that Peter Gardiner would be a voting member.

**New Business**

Chair Frey stated that at the end of their last meeting he suggested to remove under Rural Residential District One (one-acre zoning, RR1) the permitted use "a-4 Agricultural uses and Forestry uses" and place under the "Special Exceptions category (a-9). The rationale for this move is to screen possible uses for agriculture and forestry in the rather densely populated RR1 District that might be detrimental to the neighbor. Frey continued that special exceptions are permitted uses just like any other permitted use except they have to go through a second review because sometimes they are controversial. He then gave a few examples.

Frey said that zoning is not changing this use in the Rural Residential II (RR2) and Rural Residential III (RR3) which are 4.25 and 5.0 respectfully. Frey stated that in previous years when zoning tried to make some changes they were denied by the planning board. Frey explained to the board members that these were his ideas for changes and why they should be put into the special exception category. He continued with examples.

McIntire stated that her concern would be people thinking, per Chair Frey's comments, that in RR1 if they have more than a few chickens would they need to come in for a special exception or not, would that spark controversy over someone having a garden and concerns. Could Clerk Norris answer these questions when someone would call the Selectmen's office. Frey said that

**APPROVED**

TOWN OF GRANTHAM  
ZONING BOARD OF ADJUSTMENT MINUTES  
OCTOBER 23, 2017

Norris can answer these questions and if not, she refers them to him as do others. Frey stated that he gets questions all the time.

Gardiner asked Frey that if he owned a lot of land and someone approached him wanting to use his land for a vegetable garden, does that require any special application? Frey gave examples of farming rules to the board.

Chair Frey next asked the board if they were willing to vote on these changes to the special exception. McIntire asked about the wording that would go with this and Frey and Guillette both explained to McIntire how agricultural and forestry would be explained in the ordinance.

Chair Frey asked if all were in favor of these changes to the RR1 category under Agricultural and Forestry. Guillette and Gardiner agreed with Frey.

Chair Frey stated next that they would add "Airbnb's" under permitted use by special exception following the words in the ordinance "Bed & Breakfast Facility". This would include RR1, RR2 and CRV (Central Residential Village District) and should fall under the same scrutiny as a regular Bed & Breakfast Facility which does have to follow certain state regulations. As of yet Frey stated there are no New Hampshire State guidelines. Frey said there is much controversy over this and went on to explain what he learned through the web-site and that these Airbnb's are worldwide. Frey stated this is another review like a home business.

Frey asked members if they had any further questions. Guillette said that in his opinion there does have to be a review process. Frey agreed.

Guillette made a motion to add "Airbnb" as a Special Exception to the zoning ordinance under Bed & Breakfast Facility in the RR1, RR2 and CRV districts and second by Gardiner.

***Unanimously Approved***

**Adjournment**

Chair Frey stated that there being no further business a motion was made by Guillette and second by Gardiner to adjourn the meeting at 5:00p.m.

The next meeting of the Zoning board will take place on November 16, 2017 at 7:00p.m. in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall.

Respectfully Submitted,  
Martha Norris, ZBA Clerk