

APPROVED minutes of the January 26, 2010 Planning Board Meeting

Members Present: Tom Cottrill (Chair), Jeff Hollinger (Vice Chair), Michael Doheny (Secretary), Emma Crane (Conservation Commission Representative), John Tilley, Michele Holton, Karen Ebel

Also Present: Ken McWilliams (Town Planner), Peter Stanley (Zoning Board Administrator)

Members Absent: Tina Helm (Board of Selectmen's Representative), Deirdre Sheerr-Gross

Chair Cottrill called the **MEETING TO ORDER at 7:00pm**. He asked alternate John Tilley to sit in for Tina Helm, who was absent.

New London Historical Society Lot Merger (Tax Map 59, Lots 21, 37 and 38)

Peter Stanley noted the lot merger of the three lots is needed to eliminate lot lines and establish conforming setbacks for existing buildings. Ken McWilliams indicated he had no issues with the lot merger proposal.

IT WAS MOVED (Michael Doheny) **AND SECONDED** (Karen Ebel) **to approve the lot merger for the New London Historical Society. THE MOTION WAS APPROVED UNANIMOUSLY.**

Jesseman Lot Merger (Tax Map 116, Lots 6 and 7)

Peter Stanley noted the Jesseman's desire to merge the two lots since they want to build a house on the property and to eliminate the lot line separating the two lots. Ken McWilliams indicated he had no issues with the lot merger proposal.

IT WAS MOVED (Karen Ebel) **AND SECONDED** (Michele Holton) **to approve the lot merger for Stephen and Susanne Jesseman. THE MOTION WAS APPROVED UNANIMOUSLY.**

Lawson lot Merger (Tax Map 30, Lots 7 and 24)

Peter Stanley noted that there is a house on the lake lot and a septic system is proposed to be constructed on the lot across the road. A variance was approved by the Zoning Board of Adjustment subject to the lots being merged. Ken McWilliams indicated he had no issues with the lot merger proposal.

IT WAS MOVED (Karen Ebel) **AND SECONDED** (Jeff Hollinger) **to approve the lot merger for Cynthia Lawson. THE MOTION WAS APPROVED UNANIMOUSLY.**

Colby-Sawyer College – Concept Site Plan Review – Request to waive site plan review for Sugar House (Tax Map 85, Lot 33)

Doug Atkins presented the request to waive a full site plan review to the Planning Board. He indicated the request is to simply convert the old well house located between the library and the Hogan Center into a sugarhouse for the students for use in the month of March each year. Karen Ebel inquired if there were fire issues. Doug Atkins indicated they had reviewed the proposal with Chief Jay Lyon at the Fire Department. Peter Stanley noted Jay Lyon had inspected the site and had no problems with the proposal. Ken McWilliams indicated he had no issues with the proposal and had no objection to waiving the full site plan review for the project.

IT WAS MOVED (Emma Crane) **AND SECONDED** (Jeff Hollinger) **to waive a full site plan review for the conversion of the old well house into a sugarhouse for Colby-Sawyer College. THE MOTION WAS APPROVED UNANIMOUSLY.**



TOWN OF
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NOTICE OF DECISION
New London Zoning Board of Adjustment

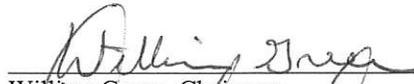
RE: NEW LONDON HISTORICAL SOCIETY

NOVEMBER 23, 2009

MAP 059, LOT 022-000/73-COUNTY ROAD

You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing at the request of the New London Historical Society. The applicant requested a Special Exception, as permitted by Article XXI, Section G.4.g of the New London Zoning Ordinance in order to permit a Historic Village Use in a Residential District at their property at 73 County Road.

After hearing testimony, it was determined that the requirements for the Special Exception had been met, and that the proposed use was appropriate for the location, since it is contiguous to other properties held by the applicant and approved for the same use. **By unanimous vote, the Zoning Board of Adjustment APPROVED the application for a Special Exception to allow the petitioner to conduct Historic Village Uses at the property, subject to Site Plan Review and approval by the Planning Board.**

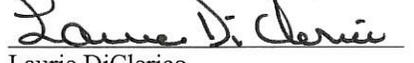


William Green, Chairman

Cheryl Devoe



Douglas Lyon



Laurie DiClerico

Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
Planning/ Zoning P: 603-526-4821 x 16 F: 603-526-9494	Fire Department P: 603-526-6073 F: 603-526-6079	Police Department P: 603-526-2626 F: 603-526-2782	Public Works P: 603-526-6337 F: 603-526-9662	Recreation P: 603-526-4821 x 14 F: 603-526-9494

Town of New London
Zoning Board of Adjustments
November 23, 2009

Present: Bill Green (Chairman), Douglas Lyon, Laurie DiClerico, Cheryl Devoe

Also present: Peter Stanley, Zoning Board Administrator

Chair Green called the meeting to order at 7:30pm and noted that the purpose of the first hearing was to hear the special exception request for the New London Historical Society, as explained below. He announced that the hearing was being recorded and asked that those who wished to speak should identify themselves for the record. JL Toner, the president of New London Historical Society, was on hand to explain their request.

SPECIAL EXCEPTION

New London Historical Society Tax Map: 059 Lot: 022
73 County Road
New London, NH 03257

PURPOSE OF REQUESTED WAIVER:

To allow Historic Village uses consistent with Article XXI, Section G, 4, g of the New London Zoning Ordinance.

JL explained that they were using the house for three purposes. It housed the treasurer and financial office, the data entry site for their inventory and also serves as a small meeting area for them. She noted that they were not living there. Ms. Toner added that they also have their library in the building. Peter Stanley explained that in 1988 there was a provision added to the zoning ordinance for allowing a historic village to exist in this residentially zoned area as a special exception. In the same year, they got a special exception for five of the six parcels that they owned. This property in question was acquired after this time and the Historical Society has been using it without a special exception. He noted that they would still have to go to the Planning Board for a site plan review.

Mr. Lyon asked if this was a contiguous property to five others that have been accepted as a special exception. Mr. Stanley answered in the affirmative and added that this would remain a separate lot of record. Mr. Lyon asked if there was a reason why the lots were not all merged. Mr. Stanley said that they were in the process of merging some of the lots but this one was not included in the merge because it is currently zoned as a single family house and they'd like to keep it that way in the event that they decided to sell the property in the future. He noted that if they wanted to expand the building or change the uses of the building, they would have to describe their uses and changes to the Planning Board and get approval. Mr. Stanley remarked that no one had voiced any complaints regarding this use of the home.

Ed Burt, an abutter to the property in question, and lives on 201 Sunapee Road, commented that he had no issue with the use of the building by the Historical Society, whatsoever.

IT WAS MOVED (Doug Lyon) AND SECONDED (Bill Green) to discuss.
THE MOTION WAS APPROVED UNANIMOUSLY.

Mr. Lyon said that for a special exception there were three questions the board has to ask. He read through the standard questions and concluded that this special exception would comply with the requirement. He noted that they comply and it was clear that this was a continuation of a use that had been approved and applauded for a long period of time. Ms. DiClerico thought it was an appropriate use of the building. Ms. Devoe agreed.

IT WAS MOVED (Doug Lyon) AND SECONDED (Cheryl Devoe) that the request by the New London Historical Society for special exception to allow the typical historical uses for this lot be approved.
THE MOTION WAS APPROVED UNANIMOUSLY.
SPECIAL EXCEPTION



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October 21, 2009

J. L. Tonner, President
New London Historical Society (NLHS)
PO Box 564
New London, NH 03257

RE: Planning and Zoning issues relating to NLHS properties

Dear J. L.,

I am writing to follow up on our conversations regarding various planning and zoning issues relating to the use of properties belonging to the NLHS.

While reviewing a building permit for improvements to the Phillips Barn, it occurred to me that there were a number of uses at NLHS properties that might not have followed due process. That thought prompted a review of available information in the tax files, Planning Board & Zoning Board of Adjustment (ZBA) records and building permit files, which revealed the following:

1. The Phillips Barn and the Meeting House were constructed on a lot of record (Map 059, Lot 038-000) that is separate from the main campus (Map 059, Lot 037-000). As such, the buildings were required to have a front yard set back of 25' from the property line along the entrance road. In fact, it appears that the property line along the entrance road is very nearly at the front of both buildings, with practically no setback at all. This issue can be easily resolved by voluntarily merging the two lots, with the outcome being that the only front yard requirement of the resulting parcel is then along Little Sunapee Road, which more than meets the current setback requirement. Since these two parcels are integral to the basic operation of the NLHS, there is obvious logic to the concept of merging them into one, larger parcel.
2. The use of the former Baldwin property at 73 County Road for non-residential NLHS purposes without first having obtained a Special Exception from the ZBA is actually a zoning violation. This issue is easily remedied by applying to the ZBA for a Special Exception to allow a Historic Village use at the site, as permitted by Article XXI, Section G, 4, g of the New London Zoning Ordinance. Since the former Baldwin property is contiguous with other properties comprising the NLHS campus, this should not be a problem. (The Special Exception allowing the NLHS properties to become a Historic

Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x 21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
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- Village was approved by the ZBA in 1988 and applies to all NLHS parcels owned at that time, but not to the Baldwin parcel).
3. The Planning Board adopted Site Plan Review Regulations on March 19, 1987 that require site approval by the Planning Board of all non-residential uses of property that begin or change after that date. The use of the former Baldwin property for non-residential purposes and the use of the parking lot on the other side of the wall in the field adjacent to Tomie dePaola's land (which does not yet exist on a 1989 aerial photo of the property) both require(d) Site Plan Review and approval by the Planning Board. These issues can both be addressed at the same time by application to the Planning Board, as soon as the ZBA grants the Special Exception described in 2 above. The existing site plans already developed for the approval of the Transportation Building will probably satisfy most of the submittal requirements for the applications described above.

I will be happy to assist the NLHS through the processes involved in correcting the issues described above, and I am always available to advise or assist, from a planning and zoning compliance perspective, with any future land use plans that you may have.

If you have any questions regarding the issues raised in this letter, please don't hesitate to contact me at the number listed for Planning/Zoning above.

Sincerely,


Peter S. Stanley, Zoning Administrator

cc: Jessie Levine, Town Administrator
Ken McWilliams, Town Planner
Tom Cottrill, Planning Board Chair
Amy Rankins, Land Use and Assessing Coordinator

PB member Kaplan asked if anyone else used the drive. Mr. Blakeman replied in the affirmative. Mr. Kaplan asked if they would be able to continue to use the drive if the subdivision were to be approved. Mr. Blakeman responded in the affirmative, adding that they probably have deeded rights to use. Chair Ebel asked Ken McWilliams to review the protocol. Mr. McWilliams stated that a number of roads around the lake serve multiple properties and that the users act as homeowners associations. If additional users are introduced, all interested parties must agree to any upgrades, etc., and agree to continue maintenance. He asked if there exists a larger group of users to which the three new properties must be added. PB member Cottrill opined that there could be as many as 12. Mr. McWilliams indicated that he would need to consult with John Teague, Town Counsel, regarding who would be responsible for upgrading the road. PB member Andrews advised that a bridge had been fixed and suggested that knowing who paid for the repair could be helpful. PB member Conly asked what responsibility the PB had for assuring emergency vehicle access. Mr. McWilliams indicated that it is part of site plan review. PB member Kaplan asked who had paid for the dry hydrant that was installed. Mr. Blakeman responded that the funds were provided from a grant. Discussion ensued about the road location and saving several large pine trees. It was suggested that provision for several pull-off areas might be preferable to widening the entire drive. Mr. Blakeman acknowledged that the culvert would need to be upgraded.

Chair Ebel advised that site plan reviews for other lakefront subdivisions have included a review of topography to determine cutting restrictions and building envelopes. She indicated that the PB would treat this application in a similar manner. She confirmed that Mr. McWilliams would consult with John Teague and that Mr. Blakeman would ascertain who currently maintains the road.

IV. TOMIE dePAOLA/NEW LONDON HISTORICAL SOCIETY – Vacating & Relocating an Access Easement (Tax Map 59, Lots 24, 25, 25.1, & 25.2)

Pierre Bedard (Pierre Bedard & Associates) presented the plans for vacating and relocating an access easement for a driveway to the New London Historical Society over land owned by Tomie dePaola. Mr. Bedard indicated that the land had originally been subdivided in the early 1970's. Tomie dePaola acquired some of the land and the New London Historical Society acquired the rest. The subdivision contained an access easement for a driveway. On May 1, 1996, the ZBA granted a variance to allow access to two lots owned by the New London Historical Society over property owned by Tomie dePaola with less than the 150-foot frontage requirement to be accessed only from County Road. The Historical Society would like to have the access easement relocated over a 0.81 acre lot also owned by Mr. dePaola; a location that would be less intrusive to the dePaola property.

Hank Otto, representing the Historical Society, voiced the Society's support for the vacating and relocation.

All outstanding fees were paid at the hearing.

It was **MOVED** (Cottrill) and **SECONDED** (Foote) that **THE PROPOSED VACATING AND RELOCATION OF AN ACCESS EASEMENT FOR DRIVEWAY AS PRESENTED BY TOMIE dePAOLA AND THE NEW LONDON HISTORICAL SOCIETY BE APPROVED. THE MOTION WAS APPROVED UNANIMOUSLY.**

The Mylar plan was circulated for Planning Board members' signatures and will be forwarded to the Merrimack County Registry of Deeds by the Town.

V. ZONING AMENDMENTS

Ken McWilliams reported that the subcommittee appointed to review the Shore Land Building Height Regulation had met and drafted an amendment to the regulation. Mr. McWilliams complimented the group on its clarifying the 50-foot buffer area as a no disturbance area. Henceforth, it will be necessary to allow distance between the 50-foot buffer and any structure to move equipment and complete construction.

Chair Ebel questioned the specificity of the wording in Article XVI Section 2) B. 2. relating to "unless special construction practices . . ." She wondered if it would provide a loophole, e.g., erosion control measures within

**NEW LONDON PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
NOVEMBER 11, 2008**

MEMBERS PRESENT: Karen Ebel (Chairman), Dale Conly, Celeste Cook, Tom Cottrill, Ken McWilliams (Planner), Larry Ballin (Selectmen's Representative), Michele Holton (Alternate), Deidre Sheerr-Gross (Alternate)

Chair Ebel called the **MEETING TO ORDER** at 7:00 p.m. She asked Alternate Michele Holton to join the PB as a replacement for regular PB member Michael Doheny and Deirdre Sheerr-Gross as a replacement for Celeste Cook, who then came in to the meeting at 7:05. Chair Ebel welcomed the new recording secretary, Camille Holmes, and asked that everyone who made comments to please identify themselves so that Mrs. Holmes could properly record the meeting.

I. HISTORIC RESOURCES – Discussion of the Draft

Chair Ebel stated that the purpose of this meeting was to discuss the draft of the master plan for this section and take each chapter page by page. She noted that Jim Perkins from the **Historical Society** was present and could answer questions as the discussions proceeded.

After some discussion it was determined that the activities and contents of the archives would not be included on page 203 because they become dated and change (i.e. bi-annual events). This section was written before the Historical Society's move to their present location in the Town Hall. It needs updating and Jim Perkins, who was at the meeting representing the New London Historical Society, will take care of getting the information on the Historic district (only one building is on the list at this time).

A sentence is to be added in the fourth paragraph indicating the mission statement and stating the importance of the education component for the historical society and citing the annual 4th grade visits. Chair Ebel asked that a copy of the draft be sent to J.L. Tyler, president of the Historical Society. Jim Perkins agreed to have a copy sent to President Tyler.

As noted on page 203, in 1980 there was an attempt to define and adopt a historic district. Historic resources stretch all the way from Elkins to Burpee Hill Road, but there are no contiguous groupings of buildings. One of the real concerns that people have about historic properties is the restrictions that are placed on restorations. If present day fire safety and building codes are not able to be met, a homeowner could be forced to tear down and build from scratch, making construction costs prohibitive. D.J. LaVoie wanted to identify buildings that qualify for listing on the Register of Historic Places and Michele Holton stated that the town has something in the Plan. Ken McWilliams replied that it could be found on page 204, in the section titled Recommendations. Jim Perkins said that he wasn't aware of any restrictions on owners; Celeste Cook replied that they (the owners) used to challenge the tax credits, and that it takes a lot of time and money.

Page 203 – paragraph addition – Whipple House - Chair Ebel recommended that the state rules either not be listed or move them to another section. She also stated that in general all the results of the community surveys are in and are in the process of being printed out, but that no analysis of these print-outs was available yet.

Ken McWilliams briefly reviewed the survey results for questions related to historic resources and preservation.

Question #14: Should the town conduct a study of whether to create historic districts such as Elkins Village, Old Main Street, and parts of Main Street:

Yes	56.6%
No	25.6%
Don't Know	17.8%

Question #15: How important do you think it is to preserve the following historic attributes?

Historic Attribute	Important or Very Important
Individual Historic Buildings	88.5%
Historic Sites	87.7%
Historic Features (stone walls, etc.)	86.2%

Karen Ebel indicated that the question of protecting certain area(s) will be looked into to determine what items need to be included and then the Planning Board would appoint a working sub-committee to investigate and make recommendations. Jim Perkins noted that this is actually being implemented and wanted clarification of the direction that the Planning Board would like taken. Chair Ebel asked if the 1980 language about the failed attempt to adopt a historic district should be left in and Diedre Scheerr-Gross replied that it should be. Jim Perkins will also review and update the wording on the Baptist Church report.

Chair Ebel requested the last sentence in the fourth paragraph on page 204 be struck. Larry Ballin inquired if matching grant money was still available; he believes some are but that New London did not have any in the pipeline. Jim Perkins noted that the Preservation Alliance may have seed monies. Ken McWilliams will look into funding sources. Chair Ebel stated that a generic paragraph will suffice.

Ken McWilliams will add a small paragraph addressing the New Hampshire State Historic Registers.

Chair Ebel inquired if there were standards for the district referenced on page 208. Ken McWilliams replied that he was not aware of any, but would make inquiries and report back.

Diedre Scheerr-Gross opined that the committee might want to leave in the next to last paragraph on page 209 because it may be possible to get a waiver and that part of the issue is the question of what constitutes a historical building.

Regarding the third paragraph, Chair Ebel replied that there are extensive statutes specifying the requirements and she felt that the paragraph in question was redundant.

Larry Ballin will check into the tax credit issue and report back; Ken McWilliams responded that part of the idea of paragraph this whole section is to educate the public about qualifications for placing/requesting that a building be included on the historic building register. Chair Ebel then asked if it was feasible to generalize the information and refer people to the town website. Diedre Scheerr-Gross said that people's interest would increase if their building(s) had some historical background; Ken McWilliams agreed to condense and update this section. Larry Ballin and Chair Ebel agreed that it was too detailed for the master plan.

Larry Ballin asked if the 1980 tax law on page 211 was still in effect. Ken McWilliams was asked to check the tax implications of an easement.

Celeste Cook inquired if the old quarry sites should be included and Larry Ballin noted that all the deep quarries should be included with available information.

Page 212 – Chair Ebel suggested that the section referring to the Green French Homestead be deleted or clarified. There was discussion about where exactly the Green Homestead was located and its boundaries as well as the tremendous amount of history connected with this property. It was determined by the committee to leave in this section in its entirety.

The committee decided to take out the reference to the 'Old Academy Grounds' in the second paragraph on page 213.

The committee decided to delete the second and third sentences in the second paragraph on page 214.

After discussing the condition of various buildings and the removal of some of the 'historic' buildings (i.e. no longer there), the committee decided that Larry Ballin would draft a section and give it to Ken McWilliams to include with the revised draft. Ken McWilliams reported that about 3 years ago (2005), Vicky Boundy with the UVLSRPC conducted a planning study of Elkins Village. The Elkins Village Plan will be a chapter that is incorporated into the master plan. Larry Ballin raised a question about the health of the lake and whether sewer service should be extended to Pleasant Lake and Elkins Village. Deidre Sheerr-Gross cautioned about the pressure to increase zoning densities along a public sewer line. Ken responded that it would be addressed in both land use and utilities.

Chair Ebel suggested that the recommendations be reworded because the Historic District Commissions are more stringent in their rules. Bob LaVoie asked if it was possible to combine the issues and recommendations. He also suggested that in paragraph 4 the federal and state be deleted and only those already listed remain. The Planning Board deleted the First Baptist Church from the list and added the Barn playhouse and the old stone chapels in Elkins, on King Hill Road, and at Goosehole. It was noted that scenic roads are not included anywhere in the chapter. Ken McWilliams noted that scenic roads will be included in the transportation chapter. Rosemary Fulton commented on the use of computerization of photos of various sites and suggested more technological means of preserving archives, such as CDs for documentation. Jim Perkins, who also volunteers with the New London Archives Committee, responded that digitization is already in progress with 4,000 photos on file. Chair Ebel asked if there is

enough space for the storage of historic documents and should the archives be moved or should the town hall be expanded?

The Planning Board determined that issue #11 needs to be rewritten to include 'investigate the need for' a Non-Profit Foundation.

Chair Ebel summarized the following assignments:

1. Jim Perkins will look at the history of New London
2. Larry Ballin will research the history of Elkins

Ken McWilliams outlined the schedule to get back to the master plan work in February:

1. Public Hearing on December 9th will be about the zoning boundary study and recommendations;
2. The work session on December 11th will focus on finalizing the zoning amendments to notice for the first public hearing in January;
3. The first public hearing on all the proposed zoning amendments including 3 major proposals is January 6, 2009;
4. The second public hearing in January on zoning amendments is January 27, 2009;
5. The February 10th work session will be the next available meeting to discuss the master plan again. At the February 10th work session the planning Board will review and discuss the results of the community survey. Chair Ebel stated that within the next couple weeks hopefully there would be copies of the overall survey results and they will be available on the town website. Ken McWilliams reported that the emailing list error had been corrected

II. OTHER BUSINESS

Lakeshore Drive Tree Cutting Request: A piece of land between the road and Pleasant Lake has a dead hemlock tree. Chair Ebel made a motion to approve the cutting and it was passed unanimously. Pam Young has a seasonal summer house with 3 large pines that she has petitioned to have cut and removed (only one is in the 50 foot buffer). She has agreed to plant blueberry bushes as replacements; her lot is a long way from the road and has a plethora of trees and shrubs. A motion was made to approve and was seconded by Larry Ballin.

Ken McWilliams announced that New London and NHDOT will be meeting on Thursday, November 20, 2008 at 1:00 p.m. to discuss the Crockett's Corner intersection.

Amended:

The MINUTES of the October 14, 2008 MEETING of the PLANNING BOARD's Wetlands Subcommittee were APPROVED as: in the last paragraph, it should read 'on some'.

The MINUTES of the October 28, 2008 MEETING of the PLANNING BOARD were APPROVED as: on page 6, it should read 'not cheap'.

to completion, as represented, and in compliance with any other conditions imposed by the Board, prior to the issuance of a building permit.

Amend Article XII by adding after paragraph J the following new paragraph:

Hospitals, sanatoriums, nursing homes, convalescent homes, churches, religious institutions, private schools and other private educational institutions in the Residential, Agricultural and Rural Residential, and Commercial Districts.

March 13, 1984

Amend article XII, c to read:

c. Antique shops or craft shops in a residence or accessory building in the R(2) and in the Agricultural and Rural Residential districts. These must be incidental to the use of the property as a residence, may not employ more than two persons in addition to the owner or tenant of the residence, and may not store or display merchandise or material for its manufacture outside the dwelling or accessory building.

March 12, 1985

Article XII (Board of Adjustment) the following item is added as a special exception use:

Theatres, halls, clubs, and amusement centers in the Commercial District.



March 8, 1988

Article XIV- C Special Exception Uses to add a new (12) as follows:

Historical Village use in the Residential District

Amend Article XIV Board of Adjustment as follows:

Section C Special Exception Uses add a new paragraph 12 as follows:

Additional College facilities and activities in the Institutional Zone consistent with the provisions of Article IX A 1.

March 14, 1989

Amend Article XIV- Board of Adjustment, Section C Special Exception Uses, by deleting paragraph 8.

As Article XIV C.8. is presently written:

8. Planned Unit Developments in the Conservation and Agricultural and rural Residential Districts. See Article XI for detailed requirement.

March 12, 1991

Amend Article XV Board of Adjustment, Paragraph C to read:

All special exception uses and expansion of special exception uses shall be permitted only after approval following public hearing before the Board of Adjustment.