Gilford Planning Board

Agenda

Monday, December 19, 2022

**Gilford Town Hall**

Conference Room A

47 Cherry Valley Road

**Gilford, NH 03249**

**6:30 P.M.**

You may attend the meeting in person at the Town Hall, or join the meeting remotely with a computer, tablet, or smartphone using the following link: [**https://global.gotomeeting.com/join/206981941**](https://global.gotomeeting.com/join/206981941)**,**

or dial in using a phone at: **(571) 317-3112** with Access Code:  **206-981-941**.

REMOTE PARTICIPATION IS PROVIDED AS A COURTESY.  SHOULD THERE BE TECHNICAL DIFFICULTIES WITH THE TOWN’S SYSTEM, THE MEETING/HEARING WILL NOT BE ADJOURNED.

The Gilford Planning Board will hold a Public Hearing on **Monday, December 19, 2022** beginning at **6:30 p.m.** in Conference Room A in the Gilford Town Hall, to consider the applications below. Once an application is accepted as complete, the public hearing will follow. The public hearings for the proposed **2023 Zoning Ordinance Amendments will begin at 7:15 p.m.** Anyone interested is invited to attend.

**1. Public Hearings – 6:30 P.M.**

**1.1 Alrig, USA** – Applicant is proposing to amend the site plan approved on December 6, 2021 for a two-unit commercial building for a Starbucks and another tenant, by moving the site driveway to the west as required by NHDOT, and by adding a drive through lane and a remote ATM for the other tenant, Citizen’s Bank, with related site changes including replacing the existing culvert. The property is located at 1429 Lake Shore Road on Tax Map & Lot #201-023.000 in the Commercial (C) Zone, Community Character Protection District, and Aquifer Protection District. Amended Site Plan Review. Application #2022000658. *Application was tabled from the November 21, 2022 meeting.*

**1.2 Stone Brook Hills, LLC** – Applicant proposes to subdivide Tax Map & Lot #271-007.000 into nine (9) lots with seven (7) lots as buildable lots ranging in size from 5.01 acres to 6.60 acres, and two (2) lots as non-buildable lots of 1.31 and 2.83 acres each, both of which are to remain as open space. The application includes a request for conditional use permits to allow for wetland buffer impacts and to allow for lots with less than minimum frontage. The property is located at 123 Glidden Road in the Limited Residential (LR) Zone. Subdivision Plan and Conditional Use Permit Review. Application #2022000660. *Application was tabled from the November 21, 2022 meeting.*

**1.3 Stone Brook Hills, LLC** – Applicant proposes a subdivision of Tax Map & Lot #271-008.001 into five (5) lots ranging in size from 5.07 acres to 12.04 acres. The application includes a request for conditional use permits to allow for wetland buffer impacts and to allow for lots with less than minimum frontage. The property is located at 166 Glidden Road in the limited Residential (LR) Zone. Subdivision Plan and Conditional Use Permit Review. Application #2022000661. *Application was tabled from the November 21, 2022 meeting.*

**2. Action on Above**

**3. Zoning Ordinance Amendment Public Hearings – 7:15 P.M.**

**3.1** **Create a Short-Term Rental (STR) Ordinance** – This is a proposal to create a new Article 22, Short-Term Rentals, to regulate the impact of short term rental of dwelling units, establish a permitting system for short-term rentals, establish regulations related to their operation, occupant load, owner responsibilities, tenant responsibilities, nuisance oversight, and life safety standards and to allow inspection of short-term rentals; to renumber the existing Article 22 and subsequent Articles as needed; and to amend Article 4, related to Permitted Uses and Regulations, and Section 21.1, to reference Conditional Use Permit requirements related to Short-Term Rentals.

**3.2 Amend Section 10.2.4, Zoning Ordinance Interpretation** – This is a proposal to delete the first sentence of Section 10.2.4 which says that, upon request, the Zoning Board of Adjustment may make interpretations of the Zoning Ordinance, as this is not a power granted by state law to boards of adjustment.

**3.3 Amend Section 6.22, Excavation and Filling (of Existing Lots)** – This is a proposal to amend the provisions for excavation and filling of existing lots in various ways including allowing excavation or filling of slopes greater than 15% but not greater than 25% without Planning Board approval in most cases provided best management practices are followed, by deleting the existing Section 6.22.3 which prohibits excavation and filling of slopes greater than 25%, creating a new Section 6.22.3 to allow excavation or filling of slopes greater than 25% with approval of a Conditional Use Permit, and creating a new Section 6.22.4 establishing requirements for applications for conditional use permits to excavate and fill slopes greater than 25%, and making other related changes.

**4. Discussion Items**

**5. Minutes**

**6. Adjournment**

If you have questions or wish to obtain further information, please contact the Town of Gilford Department of Planning and Land Use at (603) 527-4727 or stop by the DPLU office at the Gilford Town Hall, 47 Cherry Valley Road, Gilford, New Hampshire 03249.