Gilford Planning Board

Agenda

Monday, May 3, 2021

**Gilford Town Hall**

Conference Room A

47 Cherry Valley Road

**Gilford, NH 03249**

**7:00 P.M.**

**\***Due to COVID-19, the public, the applicant, and Board members

may join the meeting with a computer, tablet, or smartphone via GoToMeeting at <https://global.gotomeeting.com/join/206981941>,

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

The Gilford Planning Board will hold a Public Hearing on **Monday, May 3, 2021** at 7:00 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. Anyone interested is invited to attend.

**Note:** The Planning Board conducted the public hearings for these items at the April 19, 2021 meeting but did not take action because of the late hour. The Board tabled each application to April 26, 2021 to deliberate them and take action on the applications, but due to incorrect GoToMeeting information provided to the public, the meeting did not go forward and the Planning Board again tabled the applications to May 3, 2021.

**1. Public Hearings**

**1.1 Northeast Self Storage, Inc**. – Applicant proposes an expansion of the existing self-storage/ boat storage facility by constructing an additional two (2) self-storage/boat storage buildings at 184 Old Lakeshore Road, each building being approximately 12,000 square feet in area; by constructing a service road to access all phases of the site; and by making other site-related improvements on the properties located at 184 Old Lakeshore Road on Tax Map & Lot #225-014.000, and at 10 Gilford East Drive on Tax Map & Lot #214-050.000, in the Resort Commercial (RC) Zone, Commercial (C) Zone, Aquifer Protection District, and Airport District. Site Plan Review. Application #2020000640. *Tabled from the April 19 and April 26, 2021 meetings.*

**1.2 Dave Farley** – Applicant is proposing to construct a two (2) bedroom apartment/single-family residence in the existing commercial building where a retail showroom, repair shop, and business office are already located, and to make various site changes as shown on an as-built site plan on property located at 1985 Lake Shore Road on Tax Map & Lot #223-535.000, in the Resort Commercial (RC) Zone and Aquifer Protection District. Amended Site Plan Review. Application #2021000030. *Tabled from the April 19 and April 26, 2021 meetings*.

**1.3 A to Z Fitness, LLC** – Applicant proposes to amend the site plan for the Gilford Hills Tennis and Fitness Club to add two (2) new outdoor U12 sized (210’ x 135’) soccer fields to the site. The proposal includes a request for a Conditional Use Permit, pursuant to Section 15.5.2 of the Gilford Zoning Ordinance, to allow excavation and/or filling within the 25 foot wetland buffer. The property is located at 314 Old Lake Shore Road on Tax Map & Lot #224-068.000 in the Resort Commercial (RC) Zone and Aquifer Protection District. Site Plan and Conditional Use Permit Review. Application #2021000083. *Tabled from the April 19 and April 26, 2021 meetings.*

**1.4 PEM Real Estate, LLC –** Applicant proposes to amend the original site plan approved on 9/21/20 to reconfigure and reduce the size of the proposed Storage/Warehouse Building from 9,630 square feet to 9,076 square feet, and to eliminate phased development of the site. No other changes to the original site design for roads, water, sewer, or stormwater drainage are proposed. Property is located at 351 Hounsell Avenue on Tax Map & Lot #204-003.007 in the Industrial (I) Zone, Aquifer Protection District, and Business Park District. Amended Site Plan Review. Application #2021000155. *Tabled from the April 19 and April 26, 2021 meetings.*

**1.5 Cellco Partnership d/b/a Verizon Wireless –** Applicant proposes to install an FCC Licensed, 150 foot tall Personal Wireless Service Facility (“PWSF”) radio tower (a monopole cell tower with antennas) and accessory ground equipment (includes a diesel back-up power generator) pursuant to the plans, statement, and supporting materials incorporated into and made part of the application, on property located at 1328 Cherry Valley Road on Tax Map & Lot #271-002.100 in the Limited Residential (LR) Zone, Natural Resource Residential (NRR) Zone, and Wetlands District. Site Plan Review. Application #2021000156. *Tabled from the April 19 and April 26, 2021 meetings.*

**2. Action on Above**

**3. Other Business**

– Discussion of Possible Zoning Ordinance Amendment to Regulate Short-Term Rentals

– Discussion of Other Possible Zoning Ordinance Amendments for 2022

**4. Minutes**

**5. 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.