**MINUTES**

**GILFORD PLANNING BOARD**

**MONDAY**

**AUGUST 29, 2022**

**CONFERENCE ROOM A**

**7:00 PM**

The Gilford Planning Board met on Monday, August 29, 2022, at 7:00 PM, in Conference Room A of the Gilford Town Hall.

The meeting convened at 7:00 PM. Wayne Hall chaired the meeting and welcomed the attendees.  Reading of the rules was waved by consent of the board members present.

Present were Wayne Hall, Chair; Carolyn Scattergood, Vice-Chair; Chan Eddy, Representative from the Board of Selectmen; Jack Landow, Member; Emily Drake, Member; Gaye Fedorchak, Alternate; and Rick Notkin, Alternate. William Johnson, Member, arrived after the meeting began.

Absent was Isaac Howe, Member. R. Notkin and G. Fedorchak were asked to participate as voting members. G. Fedorchak acted as a voting member until W. Johnson arrived.

Also present was John Ayer, Director of Planning and Land Use.

W. Hall introduced the public hearing.

**1. Public Hearings**

**1.1 City of Laconia – Laconia Airport Authority** – Applicant is proposing to subdivide nine (9) lots from the lot located at 65 Aviation Drive, along the closed airport runway (Lots 1-7 being 1.09 acres, Lot 8 being 0.63 acres, Lot 9 being 2.89 acres, and the remaining land being in excess of 340 acres). The proposed new lots will have no frontage along a public road. The property is Tax Map & Lot #214-038.100 in the Industrial Zone, the Aquifer Protection District, Wetlands District, and the Airport District. Subdivision Plan Review. Application #2022000486.

J. Ayer said that because the applicant is a governmental entity the board does not approve or deny the application. The board only holds a hearing where the applicant explains the project, and then afterwards the board has the opportunity to send written comments to the applicant of how the project conforms or does not conform with normally applicable land use regulations. J. Ayer said the main nonconformities are that Lot 8 is smaller than the one acre minimum lot size in the zone, the lots have no frontage on a public road, and they are developing over six (6) lots which usually requires providing a source of water to fight fires.

C. Eddy disclosed that he is a member of the Laconia Airport Authority. He said he would be participating in the discussion but not voting on any matters pertaining to the application.

Motion by C. Scattergood, seconded by G. Fedorchak, to accept the application as complete. Motion passed with C. Eddy abstaining.

Marv Everson, Laconia Airport Manager; Randy Otis, LLS, with DuBois and King; and John Gorham, Aviation Manager with Jacobs Engineering, were present to discuss the application. R. Otis said this is a subdivision to create nine (9) lots. He showed the layout of the lots. He said that Lot 1 is a little larger, the next six lots are all the same size, then Lot 8 is a smaller lot, and then the largest lot is Lot 9 at the end. He said that all lots are secured by a gate on Aviation Drive.

G. Fedorchak asked how the airplanes flow on the site. M. Everson showed how and explained the Taxiway Echo extension. He said the taxiway is opposite the road into the hangars. J. Ayer asked how the small lot will be used since no hangar is shown to be located there. R. Otis said it is intended to be a tie down area for smaller planes.

J. Landow asked if the fire suppression issue has been resolved which was discussed at the Site Study Committee meeting. R. Otis said they are working on it. He said there is no municipal water here at this site, just individual wells. J. Ayer said the Deputy Fire Chief will be meeting with the applicant in two or three weeks to discuss options for fire suppression.

W. Hall asked how will these hangars compare in size to others existing at the airport. M. Everson said they are similar in size, particularly to the most recently built one at Emerson Aviation. He said this is the largest one that can be built without fire sprinklers. He said there will be no larger hangars. G. Fedorchak asked what the largest plane is that lands at the airport. M. Everson said the Bombardier Global Express plane is the largest.

W. Hall asked if this will be secured with chain link fencing. R. Otis said these lots will be inside the existing secure fencing. A discussion of fencing ensued. W. Hall asked if each hangar owner will drill their own well. M. Everson said a separate well would not be needed for each hangar. They could have one shared well for a simple bathroom in each hangar. He said the property is provided with municipal sewer. G. Fedorchak asked if there would be any lighting of the area. M. Everson said that not too much would be provided because it is the airport. He said any lighting will be downcast lighting.

E. Drake asked if these will be shared hangars. M. Everson said yes, they will likely be shared. He said they may have one person or company build a hangar and another operate or manage it. He said the land will continue to be owned by the airport, but the buildings on the lots will be privately owned. Discussion ensued about the use of the hangars, lease rules, and how hazardous materials at the airport are dealt with.

W. Hall said the area is flat and paved and wanted to know about their stormwater management plan. M. Everson said the drainage system is already in place, noting that they had built that after their prior approvals a few years ago. W. Hall asked what time frame they hope to see these lots developed with hangars and M. Everson said immediately. G. Fedorchak asked if they see more development likely in the future. M. Everson said some perhaps, but the area available is limited.

J. Ayer noted that the DPW Director had not yet had a chance to review the plans and issue comments since she has been on vacation, so they may want to check in with her about any concerns she may have. J. Gorham said the state requires an AOT amendment which he said they will address changes in the engineering with that review.

W. Hall opened the public hearing.

John Scannell, abutter at 366 Old Lake Shore Road, asked if this will affect any wetlands. M. Everson said that no wetlands will be impacted. E. Drake asked if there will be fuel dispensing with these hangars. E. Everson said no, and that the existing fuel dispensing will remain. He said it is inspected quarterly and there have never been leaks detected there.

Bill Rohr, resident at Chipmunk Circle, asked if the hangars will be required to store cans of fuel in flame proof lockers. M. Everson said no because they are only allowed to store small amounts in either 2 or 5 gallon cans.

W. Hall closed the public hearing.

C. Scattergood said the discussion covered everything. W. Hall agreed and brief discussion ensued. W. Hall noted that that would conclude their discussion of the application and thanked the applicant.

**2. Action on Above**

The board proposed no written comments to the applicant.

**3. Discussion Items**

J. Ayer said there was one discussion item regarding the subdivision at the end of Glidden Road. He said the applicant has done further survey work and has developed a more accurate concept plan with fewer lots, but also without a loop road at the end so they would like to discuss the issue of the road extension. He noted that the Town’s Minimum Road Standards restrict extensions over 1,000 feet and this will exceed that length. They are here to discuss this with the board to see if there are any concerns regarding the length of the extension.

Mary and Tony Balsamo, property owners; Jonathan Boutin, Esq., Boutin Law, PLLC; and Jeff Lewis, PE, with Northpoint Engineering were present to discuss the application.

J. Lewis said this past winter the Balsamos obtained approval for a three lot subdivision in the orchard area. They have finished or are finishing their survey work for the rest of the property and the plans are more precise. They now are proposing 16 or 17 lots which is down 6 or 7 lots from before. The lots are 5 to 6 acres in size. They are all oversized. He said there are wetlands all over the site so larger lot sizes help. J. Lewis said they met with DPLU, DPW, and Fire to discuss the plan. He said they are looking to upgrade the Class VI portion of the road to Class V and create a hammerhead at the end of the road for turning around. The improvement of the road results in a 1,300 foot to 1,400 foot extension. J. Lewis said they want to make sure as they move forward that they are not proposing anything that it unacceptable to the Planning Board. He said the existing road is approximately 0.7 miles long now and this will extend it another 0.25 miles approximately. He said his understanding of road length limitations for dead end roads such as Gilford’s 1,000 foot limitation, is a concern related to fire safety. He said the homes on these proposed lots will be built with fire sprinklers. J. Lewis said he is not aware of any staff concerns. J. Ayer confirmed that there were no particular concerns from staff when they met to discuss this given the fact that the homes would be sprinklered. J. Lewis said before they go to the Selectmen to request the ability to extend the road, they would like to get comments from the Planning Board.

J. Lewis also said that they would create several lots with access from longer private drives to reduce the length of the town-maintained portion of the road. They will also design the layout so they have the least wetland impact. He said they will have a mix of lots with regular road frontage and back lots with less than minimum road frontage.

J. Boutin said he represents the Balsamos and added that providing fire sprinklers reduces the fire safety-related concerns regarding the extended road length.

C. Scattergood said she does not like to waive requirements and set a precedent, but she said she has no issue as long as the homes are sprinklered. Board members agreed. Discussion ensued with general questions regarding the project. The board wished the applicants well and thanked them for coming.

**4. Minutes**

Motion by C. Eddy, seconded by R. Notkin, to approve the July 18, 2022 meeting minutes as presented. Motion passed with W. Johnson abstaining noting that he was not at that meeting.

Motion by C. Eddy, seconded by J. Landow, to approve the August 1, 2022 minutes as presented. Motion passed unanimously.

**5. Adjournment**

Motion by C. Eddy, seconded by E. Drake, to adjourn the meeting at 8:13 PM. The motion passed unanimously.

Respectfully Submitted,

John B. Ayer

Director of Planning and Land Use