Gilford Planning Board

Notice of Public Hearing

Monday

July 18, 2022

**Gilford Town Hall**

**Conference Room A**

47 Cherry Valley Road

**Gilford, NH 03249**

**7:00 P.M.**

The Gilford Planning Board will hold a Public Hearing on **Monday, July 18, 2022** 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.

**1. Public Hearings**

**1.1 Robert C. Rohrborn and Larkin F. Walker –** Applicants are proposing a lot line adjustment transferring two parcels totaling 6,711 square feet from Larkin to Rohrborn, and transferring one parcel with 2,115 square feet from Rohrborn to Larkin. These properties are located at 926 Cherry Valley Road on Tax Map & Lot #264-010.000 (Larkin property) and 932 Cherry Valley Road on Tax Map & Lot #264-011.000 (Rohrborn property) in the Limited Residential (LR) Zone. Lot Line Adjustment Plan Review. Application #2022000365.

**1.2 GG Real Estate Investment General Partnership –** Applicant proposes to subdivide a lot into three (3) lots with Lot 1 having 1.638 acres, Lot 2 having 1.352 acres, and Lot 3 having 2.959 acres. Lot 3 is also proposed to have 51.75 feet of frontage which is less than minimum frontage and requires approval of a Conditional Use Permit. The property is located at 133 Sleeper Hill Road on Tax Map & Lot #203-250.007 in the Single Family Residential (SFR) Zone. Subdivision Plan and Conditional Use Permit Review. Application #2022000366.

**1.3 Gilford Airport Plaza, LLC** – Applicant is proposing a new 9,207 square foot, 135 seat restaurant, Axe House Brewery, in Unit 2 of the existing building at 9 Old Lake Shore Road on Tax Map & Lot #213-094.000 in the Commercial (C) Zone, the Airport District, and the Aquifer Protection District. Amended Site Plan Review. Application #2022000367.

**1.4 Beetle Enterprises, LLC** – Applicant is proposing a 1,464 square foot building addition and reconfiguration for expansion of the NH State Liquor Store at 18 Weirs Road on Tax Map & Lot #224-003.000 in the Resort Commercial (RC) Zone, the Airport District, and the Aquifer Protection District. Site Plan Review. Application #2022000368.

**1.5 George C. Stafford & Sons, Inc.** – Applicant is proposing to develop the site with two (2) above-ground 30,000 gallon bulk propane storage tanks for retail propane sales, empty propane tank storage, a 14 foot by 14 foot shed, two 10 foot by 10 foot stanchions with roofs, and related site improvements at 295 Hounsell Avenue on Tax Map & Lot #204-003.002 in the Industrial (I) Zone, the Business Park District, and the Aquifer Protection District. Site Plan Review. Application #2022000369.

**1.6 Craig T. Bailey, PE, LLS –** Applicant is proposing to convert use of the existing detached accessory building from a Home Occupation use as a dance studio to a Dormitory use for up to ten (10) employees pursuant to Section 4.7.2(i) of the Gilford Zoning Ordinance on property located at 158 Weirs Road on Tax Map & Lot #223-612.100 in the Single Family Residential (SFR) Zone. Amended Site Plan Review. Application #2022000370.

**2. Action on Above**

**3. Other Business**

**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.