Gilford Planning Board

Notice of Public Hearing

Monday

September 18, 2023

**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,** **September 18, 2023** 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 Eversource Energy** – Public hearing, pursuant to NH RSA 231:158 regarding Scenic Roads, to consider the request of Eversource Energy to perform trimming and removal of trees and brush adjacent to and beneath its power lines along Cotton Hill Road and Wild Acres Road, both of which roads have been designated as Scenic Roads by the Town of Gilford.

**1.2 Meadowbrook Amphitheatre Holdings, LLC** – Applicant is proposing to construct 33 RV and 17 Limousine parking spaces, and pave 975 linear feet of existing gravel road. The property is located at 66 and 72 Meadowbrook Lane on Tax Map & Lot #224-008.000 & #224-009.000 in the Resort Commercial (RC) Zone, Airport District, Community Character Protection District, and Aquifer Protection District. Amended Site Plan Review. Application #2023000125. *This application was tabled from the August 21, 2023 meeting*.

**1.3 Robert C. Brown** – Applicant is seeking Conditional Use Permit approval, pursuant to Sections 6.22.3 and 6.22.4 of the Gilford Zoning Ordinance, to permit excavation/filling of approximately 4,865 square feet of land with a slope in excess of twenty-five percent (25%) to facilitate construction of a single-family home on property located at 90 Briarcliff Road on Tax Map & Lot #253-108.501 in the Single Family Residential (SFR) Zone. Conditional Use Permit Plan Review. Application #2023000471. This application was tabled from the August 21, 2023 meeting.

**1.4 Jacqualynn Fuller (Walmart Stores, Inc.)/Greg DiBona, Bohler Engineering, Agent** – Applicant proposes to modify the parking layout for Walmart’s “Pickup” area by removing the existing Pickup canopy, restriping and reconfiguring parking spaces to create a new Pickup area, installing an employee Pickup door, creating a crosswalk from the employee Pickup door to the Pickup area, and making other related changes at the Lake Shore Marketplace shopping center located at 1458 Lake Shore Road on Tax Map & Lot #213-023.000 in the Commercial (C) Zone and Airport District. Amended Site Plan Review. Application #2023000524.

**1.5 Eric Deandrea, Manager/Ryswick, LLC** – Applicant is seeking Conditional Use Permit approval, pursuant to Article 22 of the Gilford Zoning Ordinance, for a Short-Term Rental with three (3) sleeping areas for up to eight (8) overnight guests at 17 Ryswick Street on Tax Map & Lot #252-167.000 in the Single Family Residential (SFR) Zone. Conditional Use Permit Plan Review. Application #2023000525.

**1.6 Jason Muth c/o Granite Vista Properties, LLC** – Applicants are seeking Conditional Use Permit approval, pursuant to Article 22 of the Gilford Zoning Ordinance, for a Short-Term Rental with four (4) sleeping areas for up to ten (10) overnight guests at 124 Tate Road on Tax Map & Lot #252-201.000 in the Single Family Residential (SFR) Zone. Conditional Use Permit Plan Review. Application #2023000526.

**1.7 Andrew Bolduc** – Applicant is requesting Conditional Use Permit approval, pursuant to Section 15.5.2 of the Gilford Zoning Ordinance, to construct a new driveway within the 25 foot wetland buffer on property located at 400 Cherry Valley Road on Tax Map & Lot #240-016.000 in the Limited Residential Zone. Conditional Use Permit Plan Review. Application #2023000527.

**1.8 PEM Real Estate** – Applicant is proposing to construct a 5,884 square foot commercial/industrial building with 768 square feet of office space and two loading docks, on a site with an existing 9,076 square foot garage and storage area 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 #2023000528.

**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.