MINUTES
GILFORD PLANNING BOARD
SITE VISIT
AUGUST 30, 2017
4:00 P.M.

The Gilford Planning Board met for a site visit on Wednesday, August 30, 2017, at 4:00 p.m. at 110 Scenic Drive regarding the following application:

> **JAN FARLEY** – Applicant proposes to amend the existing site plan for a Cottage Colony use by adding an eight (8) foot high fence approximately 20 feet in length along the property line in the northerly corner of the lot, replacing an existing deck with a pervious paver patio, removing an existing shed, installing a pavilion, and making other related site changes at 110 Scenic Drive on Tax Map & Lot #251-030.000 located in the Single Family Residential (SFR) Zone. Amended Site Plan Review. Application #2017000332.

Planning Board Members in attendance were Chair Wayne Hall, Vice Chair Carolyn Scattergood and Secretary Richard Vaillancourt; Selectmen's Representative Richard Grenier and Alternate Selectmen's Representative Chan Eddy; Regular Members Richard Egan, William Johnson, and Jack Landow; and Alternate Member Isaac Howe. Also present were John Ayer, Director of Planning and Land Use; David Farley; Jan Farley, applicant; Todd and Maureen Berkowitz, property owners; Roy Tilsley, Esq., attorney for the Berkowitzes; and Jeffery Merritt with Keach- Nordstrom Associates, civil engineer for the Berkowitzes. A neighbor also attended the site visit.

The meeting began at the front of the lot where David Farley handed out recently prepared existing conditions plans. The group soon moved to the back of the lot adjacent to the lake to see the improvements underway and to hear a description of what was yet to be built.

D. Farley explained the overall project. He said the soils do not drain well, the ground gets soggy, and the objective of the drainage structure is to reduce the ground saturation and treat the water. W. Hall asked if the old deck was impervious. D. Farley said it was and noted that the deck has been removed. He said the proposed work is more conforming for DES in that it reduces overall impervious surface areas on the lot. C. Scattergood showed the elevation of soil on the lake side of the drainage structure.

J. Merritt reviewed the patio construction and gave a description of the old deck. D. Farley said the old pump house was 6 feet high on one end and about 7 feet high on the other end. R. Grenier said the concrete walls poured for the drainage structure look like a foundation for a building. D. Farley explained the walls. R. Grenier asked if they would be filling it with stone. D. Farley said that they would be. J. Ayer asked if they have to first excavate the remaining soil from the hole. D. Farley said they would not need to excavate the remaining soil, explained that they would fill the structure up to the level of the remaining dirt, and then layer with different sizes of aggregate.

D. Farley said the pavilion roof would be over the northerly end of the drainage structure with the kitchen located under it. He said a large fireplace would be constructed near the middle of the drainage structure.

The meeting adjourned at 4:37 p.m.

Respectfully submitted,

John B. Ayer
Director of Planning and Land Use