

**MINUTES
GILFORD PLANNING BOARD
MONDAY
JANUARY 28, 2019
CONFERENCE ROOM A
7:00 P.M.**

The Gilford Planning Board met in regular session on Monday, January 28, 2019, at 7:00 p.m. in Conference Room A of the Gilford Town Hall.

Chair Wayne Hall led the Pledge of Allegiance, welcomed everyone, and introduced board members and staff.

Planning Board Members in attendance were Chair Wayne Hall, Vice Chair Carolyn Scattergood, Selectmen's Representative Chan Eddy, and Regular Members Richard Egan and Jack Landow.

Members absent were Secretary Richard Vaillancourt, Regular Member William Johnson, and Alternate Members Emily Drake, Gaye Fedorchak, and Isaac Howe.

Also present were John Ayer, Director of Planning and Land Use, and Sandra Hart, Technical Assistant.

1. OTHER BUSINESS

- 1.1 Andrew Howe – A letter was received from Patrick Wood Law Office withdrawing the site plan application that had been tabled from the September 17, 2018 meeting to this meeting (#2017000259 for 285 Gunstock Hill Road on Tax Map & Lot #225-001.100 – a.k.a. the second site plan application for Timber Hill Farm). With the court appeals having essentially run their course, the applicant will now pursue development of the original site plan application that was approved at the February 8, 2016 meeting with added conditions approved at the October 16, 2017 meeting. C. Eddy refreshed the members as to the time line of the proposal.
- 1.2 Kimball Castle – J. Ayer advised the Board that he recently met with the new owners of the Kimball Castle. He described generally their latest development ideas for the property and said a formal application will be submitted soon.
- 1.3 As-Built Site Plan – DGET Realty LLC – J. Ayer said that this site is at 25 Waterford Place. He displayed both the as-built and the site plan for everyone to see and went over the changes made. J. Ayer said the main concern he had was that the dimensions of the building addition were not shown on the plan. W. Hall said the dimensions should be added to the as-built. J. Ayer said that he would ask Steve Smith to add the dimensions.

J. Ayer said that it is built substantially the way that it was approved. There were no issues or questions from the Board members.
- 1.4 As-Built Plan – Club House at Governor's Island Club – C. Scattergood recused herself from this discussion. J. Ayer said that the work performed here was not reviewed by the Planning Board because it was primarily improvement and expansion of the bathrooms in

the club house which, the applicant argued, was a residential use. After consultation, staff approved the building permit but required that an as-built plan be submitted after the work was completed. J. Ayer said they got DES approval for work near the water. He said they are planning to move tennis courts as well. C. Scattergood said that the two courts have been there forever in front of the building. J. Ayer said he and Code Enforcement Officer David Andrade reviewed the plan and determined it was accurate as to what is there now.

- 1.5 Revised Phasing Plan – Arbortech – J. Ayer said he received a plan from Steven J. Smith & Associates showing a different phasing plan. He displayed the new plans and the approved plans so everyone could see the changes. He noted that parking and drainage don't change, and development of the back area will become part of Phase 1. The concrete pad behind the building will be eliminated, the building will be built in the first phase, and he noted some other changes to the phasing. Discussion ensued and Board members agreed with the revised phasing plan.
- 1.6 Zoning Ordinance Amendment Ideas for 2020 – J. Ayer said he is trying to produce an index for the zoning ordinance but was having difficulty with it. He said he will continue to work on it. J. Ayer asked if Board members care whether the page numbering for the printed version includes the article (chapter) number or if it has just the page numbers as the online version has. Board members preferred to keep chapter numbers but also have a running page number in the footer. J. Ayer said he would see if he could do that.

W. Hall discussed updating the amendment dates so that people know when each chapter has been updated. J. Ayer said that when the ordinance is updated he provides Board members with the updated version and the paper at the beginning of the ordinance states how up-to-date the ordinance is, plus the amendment date is provided in each section that gets updated.

J. Ayer said one of the Zoning Ordinance amendments he has been contemplating is having reduced setbacks for small lots such as on Varney Point. He said this has been a change the ZBA has suggested a couple times and the Board has not wanted to make changes. He said he would put together some regulatory language for the Board that may include an overlay district, the conditions under which a lot would qualify, how much the setbacks may be reduced, etc. Discussion ensued. J. Ayer said he will also review some of the setback variances granted by the ZBA to see what the primary issues were and the rationales given to support the variances so the Board can see where reduced requirements would be needed and how they could be justified.

C. Scattergood said the point of a setback is to protect the neighbor and they are there to protect and separate things. These lots have been there for years, and her thought is “buyer beware”. C. Eddy said that he does like the idea of a smaller setback on these smaller lots, but we don't want them building right on the property lines either. C. Scattergood wanted to know when those setbacks were set up and aren't there minutes of those meetings that would tell us what we were thinking and doing at that time when we came up with those. J. Ayer said that the lots on Varney Point were created 100 years ago before there were setback requirements, but he said he would try to find the history of setbacks and what the Board was thinking.

J. Ayer said another amendment he had considered was regarding old trailers/mobile homes. He said it would be nice if the Town allowed people who wish to replace their old

trailer in certain circumstances to be able to replace it with a stick-built home. C Scattergood said that she didn't see how we can do that. J. Ayer said it would not be a negative thing or a requirement. The Town would offer the option and it would be an incentive to improve the appearance of the home and upgrade. C. Scattergood said that she didn't think that we would have any legal authority. J. Ayer said it is not his intent to require anyone to do this, just to offer an option if they wanted to. J. Landow said that there are not only mobile homes in need of upgrading or replacement, there are many houses that could use help.

J. Ayer said another amendment he was considering is to add an event center or function hall land use. He said we have had a number of people inquire about the use but we do not have anything that fits it very well. We tend to put them under certain other uses such as a restaurant, but the use is not really a restaurant use. C. Scattergood was wondering about a sports complex, do we have that in our ordinance. J Ayer read the outdoor recreation use requirements for everyone and members discussed outdoor special events as well. J. Ayer said that he would think it over about the need for something like that.

2. **MINUTES**

December 17, 2018 – Motion made by C. Eddy, seconded by J. Landow, to approve the minutes of December 17, 2018. Motion carried with C. Scattergood abstaining.

3. **ADJOURNMENT**

Motion made by C. Eddy, seconded by C. Scattergood, to adjourn the meeting at 8:30 p.m. Motion carried with all in favor.

Respectfully submitted,

Sandra Hart, Technical Assistant