**MINUTES**

**GILFORD PLANNING BOARD**

**MONDAY**

**MAY 2, 2022**

**CONFERENCE ROOM A**

**7:00 PM**

The Gilford Planning Board met on Monday, May 2, 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, and read the rules for participation to the attendees.

Members present were Wayne Hall, Chair; Carolyn Scattergood, Vice-Chair; Jack Landow, Member; William Johnson, Member; Emily Drake, Member; Rick Notkin, Alternate; and Chan Eddy, Representative from the Board of Selectmen.

Members absent were Member Isaac Howe and Alternate Gaye Fedorchak.

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

# Possible 2023 Zoning Ordinance Amendments, Short Term Rentals

W. Hall stated that the board would be talking about the possible 2023 zoning ordinance amendments for short-term rentals. C. Eddy spoke about the concerns that some people have who have a seasonal property in Gilford and rent out the property for a week or two a year and wanted to know if this amendment would apply to them. C. Scattergood asked how many shortterm rentals there were in Gilford and questioned if this was just a handful of people. C. Eddy stated that this should apply to commercial properties as well because some of these properties are owned by an LLC, and it would be difficult to contact the actual owners. J. Landow asked that if it was not a problem now, why were some of the towns now being sued. W. Hall said properties being sold today are being seen more as investments because there are owners who are renting out their future retirement property to afford the second home.

J. Ayer reviewed the proposed zoning ordinance to regulate short term rentals. He reported that when it was first drafted that he got a comment from Attorney Steve Nix who felt that it was a good ordinance and well done. Two copies of the proposed ordinance were reviewed, as one copy was submitted by M. Michail and was reviewed at a previous meeting.

J. Ayer reported that some of the people on the islands would have trouble following the parking requirements in the proposed ordinance. There was discussion about the boat trailer parking options that would be possible for parking and conditional use permits. The permits would be tied to the owners renting out the property, as they would have to meet a certain standard if they had an island property.

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The board discussed parking requirements for islands. J. Ayer stated that there should be something in the proposed ordinance requiring evidence of adequate parking being provided for island rental properties. He said the most pertinent parking regulations apply to Glendale, mostly.

J. Ayer reported that they would need a definition for "owner occupied”. There was discussion about septic vs. sewer in section 22.4.(e) and requiring proof. J. Ayer said that something should be added about properties on the sewer system.

The board discussed the use of fire pits and it was suggested that there be a requirement for inspections by the Gilford Fire Department and that owners/hosts would need to post the rules.

C. Scattergood asked about how fines would be enforced. J. Ayer said they would be handled as any other zoning violation. He discussed situations in the past where there were significant fines. She asked about the conditional use permit requirement and J. Ayer noted that proposed ordinance Section 22.3.2 covered the requirement.

The board thoroughly reviewed the document “Draft Zoning Ordinance Amendment for 2nd Public Hearing, January 19, 2022”. There were no further questions or discussion.

# Minutes

W. Hall moved to approve the meeting minutes of April 18, 2022. Second by E. Drake. The motion passed unanimously.

# Adjournment

C. Eddy moved to adjourn. Second by W. Hall. The motion passed unanimously.

The meeting adjourned at 8:14 PM.

Respectfully Submitted,

Krista Argiropolis

Recording Secretary

Approved: June 6, 2022

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