**MINUTES**

**GILFORD PLANNING BOARD**

**MONDAY**

**MAY 16, 2022**

**CONFERENCE ROOM A**

**7:00 PM**

The Gilford Planning Board met on Monday, May 16, 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, welcomed the attendees, and read the rules for participation to the attendees.

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

Absent was Isaac Howe, Member.

Also present was Sandra Hart, Technical Assistant.

W. Johnson and E. Drake stated that they had not yet been sworn in, and W. Hall asked G. Fedorchak and R. Notkin to stand in as voting members.

1. **PUBLIC HEARINGS**

**1.1 J & T REAL ESTATE GROUP, LLC / Application #2021000822.**

Applicant is proposing two (2) commercial storage facility buildings (a 19,300 square foot building and a 15,125 square foot building) with associated site improvements including driveways, parking, and drainage on property located at 1477 Lake Shore Road and 11 Liscomb Circle on Tax Map & Lot #213-021.000 & #213-015.000 in the

Commercial (C) Zone, Aquifer Protection District, Airport District, and Community Character Protection District. Site Plan Review. *Tabled from the April 18, 2022 meeting*.

C. Scattergood moved to take Application #2021000822 off the table. Second by C. Eddy. The motion passed by unanimous vote.

The applicant reviewed the plans and spoke about the plans. This is a proposal for two commercial self-storage buildings on two lots at Lake Shore Road and Liscomb Circle. The parcel is 13.8 acres. The larger lot has frontage on Lake Shore Road, 327 feet, and Liscomb Circle, 155 feet. The buildings will be 48 feet high, which is the maximum size allowed in the Commercial Zone. The building elevation and floor plans were reviewed for both buildings. The existing buildings will be demolished.

S. Hart noted that the Director of the Department of Public Works has reviewed the application and will provide an update.

There were no further questions from the board.

A member of the public discussed her concerns about the trees and the safe management of the trees. She said a privacy wall would be helpful.

There were no further comments from the public.

W. Hall closed the hearing for Application #2022000822.

# 1.2 MCCOLLIAS, LLC / Application #2022000130

Applicant proposes to change the approved location of existing food truck and to construct a playground area approximately 25,000 square feet, which will be secured with a fence at 245 Intervale Road (“Beans and Greens” site) on Tax Map & Lot #224-020.000 in the Resort Commercial (RC) Zone and Aquifer Protection District. Amended Site Plan Review. *Tabled from the April 18, 2022 meeting.*

C. Scattergood moved to take Application #2022000130 off the table. Second by G. Fedorchak. The motion passed by unanimous vote.

Nick Sceggell, engineer with Stephen J. Smith & Associates, spoke for the application, with the owner, Chris Collias. N. Sceggell reviewed the plans for the playground. The area will be graded with twelve inches of sand and for a jumping area and then another area will be covered in mulch and a small zip line will be installed. The area will be fenced in with a vinyl-coated chain-link fence. There will be additional play equipment in the area and there was discussion about the surfaces in the play area.

N. Sceggell pointed out that the main reason they returned for a second meeting was to include the new location for the food truck. He said the food truck had been approved in a previous application last year, but said that it was placed on site in an area that was not approved. He said the site plan has been amended to show where the applicant has actually placed the food truck and he showed the board where that was.

There were no questions from the board.

There were no comments from the public.

W. Hall closed the hearing for Application #2022000822.

# 1.3 GILFORD VILLAGE KNOLLS, INC. / Application #2022000209

Applicant is proposing to construct a 10’ x 14’ gazebo at the senior housing complex at 15 Bacon Drive on Tax Map & Lot #226-089.000 in the Single Family Residential (SFR) Zone, the Historic District, and the Aquifer Protection District. Amended Site Plan Review.

C. Scattergood moved to accept Application #2022000209 as complete. Second by C. Eddy. The motion passed by unanimous vote.

Peter Howard spoke for the application. There are three gazebos proposed, each with a separate application to the Planning Board. Because the gazebos are in the Historic District they will require additional approval by that board prior to construction. The gazebos will be a place for gathering, but there will be no smoking, no barbequing, etc. but will provide shelter from the sun or rain for the residents of the Gilford Village Knolls.

There were no questions from the board.

There were no comments from the public.

W. Hall closed the hearing for Application #2022000209.

**1.4 GILFORD VILLAGE KNOLLS II LIMITED PARTNERSHIP / Application #2022000210** Applicant is proposing to construct a 10’ x 14’ gazebo at the senior housing complex at 41 Potter Hill Road on Tax Map & Lot #226-078.002 in the Single Family Residential (SFR) Zone, the Historic District, and the Aquifer Protection District. Amended Site Plan Review.

J. Landow moved to accept Application #2022000210 as complete. Second by G. Fedorchak. The motion passed by unanimous vote.

Peter Howard also spoke for this application, with details similar to Application #2022000209. There was a brief discussion about the paved walkway to the proposed gazebo.

There were no questions from the board.

There were no comments from the public.

W. Hall closed the hearing for Application #2022000210.

# 1.5 GVK3 LIMITED PARTNERSHIP / Application #2022000211

Applicant is proposing to construct a 10’ x 14’ gazebo at the senior housing complex at 39 Potter Hill Road on Tax Map & Lot #226-078.001 in the Single Family Residential (SFR) Zone, the Historic District, and the Aquifer Protection District. Amended Site Plan Review.

C. Scattergood moved to accept Application #2022000211 as complete. Second by C. Eddy. The motion passed by unanimous vote.

Peter Howard also spoke for this application, with details similar to Application #2022000209. There was a brief discussion about the paved walkway to the proposed gazebo. The delivery of the gazebo to the location was also discussed.

There were no questions from the board.

There were no comments from the public.

W. Hall closed the hearing for Application #2022000211.

# 2. ACTION ON ABOVE

**1.1 J & T REAL ESTATE GROUP, LLC / Application #2021000822.**

C. Eddy moved to approve Application #2021000822, subject to:

1. The applicant shall satisfy the concerns of the Director of Public Works.
2. The installation of a privacy wall.
3. The applicant shall obtain any other federal, state, or local approvals that may be required.

Second by G. Fedorchak. The motion passed unanimously.

## 1.2 MCCOLLIAS, LLC / Application #2022000130

C. Eddy moved toapprove Application #2022000130, subject to the applicant obtaining any other federal, state, or local approvals that may be required. Second by R. Notkin. The motion passed unanimously.

## 1.3 GILFORD VILLAGE KNOLLS, INC. / Application #2022000209

C. Scattergood moved to approve Application #2022000209 subject to the applicant obtaining any other federal, state, or local approvals that may be required. Second by G. Fedorchak. The motion passed unanimously.

**1.4 GILFORD VILLAGE KNOLLS II LIMITED PARTNERSHIP / Application #2022000210**

C. Scattergood moved to approve Application #2022000210 subject to the applicant obtaining any other federal, state, or local approvals that may be required. Second by G. Fedorchak. The motion passed unanimously.

## 1.5 GVK3 LIMITED PARTNERSHIP / Application #2022000211

C. Scattergood moved to approve Application #2022000211 subject to the applicant obtaining any other federal, state, or local approvals that may be required. Second by G. Fedorchak. The motion passed unanimously.

1. **DISCUSSION ITEMS**

There were no discussion items.

1. **ADJOURNMENT**

C. Scattergood moved to adjourn. Second by G. Fedorchak. The motion passed unanimously.

The meeting adjourned at 7:52 PM.

Respectfully Submitted,

Krista Argiropolis

Recording Secretary

Approved: June 6, 2022