**MINUTES**

**GILFORD PLANNING BOARD**

**MONDAY**

**FEBRUARY 14, 2022**

 **CONFERENCE ROOM A**

**7:00 P.M.**

The Gilford Planning Board met on Monday, February 14, 2022, at 7:00 p.m. in Conference Room A of the Gilford Town Hall, and via GoToMeeting.

Chair Wayne Hall welcomed everyone, led the Pledge of Allegiance, and read the rules of the meeting.

Planning Board members present were Chair Wayne Hall, Vice-Chair Carolyn Scattergood, Selectmen’s Representative Chan Eddy, and Regular Members Jack Landow, William Johnson and Emily Drake.

Absent were Regular Member Isaac Howe, and Alternate Members Rick Notkin and Gaye Fedorchak.

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

W. Hall introduced the application.

**1. Public Hearings**

**1.1 NAQ Guilford, LLC –** Applicant proposes to convert seven (7) existing seasonal cabins to condominium form of ownership. No physical changes to the property or the units are proposed other than the form of ownership. The property is located at 46 Glendale Place on Tax Map & Lot #242-196.000 in the Resort Commercial (RC) Zone, Aquifer Protection District, and Community Character Protection District. Site Plan Review. Application #2021000782. **Tabled at the December 20, 2021 meeting.**

Motion made by C. Scattergood, seconded by E. Drake, to take the application off the table. Motion carried with all in favor.

Presentation

Bryan Bailey of Bryan Bailey Associates, Inc. stated that he was representing the applicants. He stated that the attorney had provided the condominium documents about a week ago, but that he hasn’t heard anything else about them.

J. Ayer said that he sent the condominium documents to the town attorney for review and she saw some things that could be changed which J. Ayer then explained.

W. Hall asked if the board should wait for those changes to be made and those comments addressed. B. Bailey said that he would think that the board could have the planning staff review the changes and that would be adequate. J. Ayer replied that staff could do that as long as those items are addressed in the board’s conditions.

Discussion ensued as to the unit numbers and lot numbers.

One of the recommendations was to provide the lot description. B. Bailey suggested that it would be an amendment to the documents to include the description.

J. Ayer said that the attorney suggested one particular amendment to Section 3-105 on page 11 of the declaration which indicates that the lease of any unit can be for no less than one week. The recommendation was for the Planning Board to require that language be added to this provision which would preclude amendment of this provision absent Planning Board approval. C. Eddy said that is a good suggestion and he supports it. J. Ayer said that it would make since to add it, and it doesn’t seem unreasonable.

Discussion ensued as to the condominium document.

Public Input

W. Hall asked if there were any members of the public who wished to speak. Hearing none, W. Hall closed the public hearing portion of the application.

**2. Action on Above**

**1.2** **NAQ Guilford, LLC**

Motion made by C. Eddy, seconded by W. Johnson, to approve the application subject to the following conditions:

a. Unit numbers shall be revised as directed by the Deputy Fire Chief.

b. Unit tax map and lot numbers shall be added to the plan.

c. Impervious lot coverage information shall be added to the plan.

d. Section 3-105 of the Declaration of Condominium for Guilford Place, A Condominium, shall be modified by adding, “Amendment of this provision shall not be made absent Planning Board approval.”

e. The applicant shall obtain any other federal, state, or local approvals that may be required.

Motion carried with all in favor.

**3. Other Business**

 **3.1 Starbucks**

J. Ayer said Starbucks had proposed some minor architectural changes to the proposed building and J. Ayer went over the proposed changes . He said it’s the same general theme, they just had a few minor tweaks such as an overhang for the drive through and different sconce lights on the exterior. He said that he will advise the applicant that we require wall pack lights to be downcast lighting. The board reviewed the changes.

Discussion ensued.

J. Ayer asked if there were any significant concerns. He said that he got a call from Meghan Theriault, DPW Director, who had concerns about their drainage plans. She would like to make sure on a few issues before it is built. J. Ayer assured her that he would make sure that her concerns are addressed.

Discussion ensued as to the colonial architectural features. Some of the members were concerned with the boxy presentation, which doesn’t seem to fit in, but board members acknowledged that that general look had already been approved.

J. Landow said that we should get renderings that match the new elevations.

 **3.2 SB 249**

SB 249 is proposed legislation that would prohibit towns from significant regulation of short-term rentals. C. Eddy said that the Board of Selectmen is opposed to it and that he has been drafting a letter to express that opposition. Some of the Airbnb owners are already doing some of the things that were discussed.

C. Eddy said that if the noise ordinance changes are approved at town meeting that will give the Police Department some teeth. C. Eddy said that he hopes to get the first draft done by tomorrow. He said it will be more of a Town of Gilford statement and not a general statement of opposition.

Discussion ensued.

**4. Minutes**

Minutes of January 19, 2022

Motion by C. Eddy, seconded by E. Drake, to approve the minutes of January 19, 2022. Motion carried with C. Scattergood abstaining.

**5. Adjournment**

Motion made by C. Eddy, seconded by W. Johnson, to adjourn the meeting at 8:15 p.m. Motion

carried with all in favor.

Respectfully submitted,

Sandra Hart, Technical Assistant