

**GILFORD ZONING BOARD OF ADJUSTMENT
MINUTES
MAY 26, 2020
CONFERENCE ROOM A
7:00 P.M.**

The Gilford Zoning Board of Adjustment met on Tuesday, May 26, 2020, at 7:00 p.m.
In Conference Room A, by Telephone, and Zoom Video Conference
Under the emergency order provision related to the COVID-19 pandemic.

Vice Chairman Bill Knightly led the Pledge of Allegiance.

Members present were: Vice Chairman Bill Knightly, Regular member; Andy Howe and Alternate
Adrianna Antonopoulos

Members present by Video Conference Call Zoom were: Larry Routhier and Ann Montminy

Members absent were; Chairman Scott Davis, and Selectmen's Representative Kevin Hayes

Also present was David Andrade, Code Enforcement Officer and Sandra Hart, Technical Assistant.

On conference call: Attorney Rodney Dyer

B. Knightly asked A. Antonopoulos to be a regular voting member for this public meeting.

1. Applications

**1.1 Stone Brook Hills LLC
Application #2020000046**

Applicant is requesting a Special Exception, as specified under Article 4, Section 4.3.4 and
4.7.3(d) of the Gilford Zoning Ordinance, to permit a Bed & Breakfast on property located at
128 Glidden Road on Tax Map & Lot #271-008.000 in the Limited Residential (LR) Zone.

Andrew Howe said that he'd dealt with the applicant in the past, but that it's been about 5 years. The
board members, applicant nor the owners had a problem with Andrew Howe sitting in on the
application.

Steven J. Smith of Steven J. Smith & Associates represented the applicant Stone Brook Hills, LLC of
128 Glidden Road. He went over the application packet for everyone. He explained that that the
property has gone before the Planning Board recently for a Boundary Line Adjustment and he
explained that it wasn't updated yet on the tax maps, so that's why he highlighted the map for
everyone. He then handed out copies of photographs of the site for everyone to visualize the proposal.
He said that the Farm House is what they would like to utilize for the Bed & Breakfast.

S. Smith then went over the General Rules or a Special Exception (b) – (f). He referred to letter (c) and
explained that they were looking for shore term rentals for 6 rooms and not 6 guests.

Minutes approved on July 28, 2020

He noted that the septic system will have to be upgraded to support 6 rooms, currently the septic is approved for 4 bedrooms. S. Smith requested that the board approve the application with the condition that the current septic system be reviewed at the State level.

S. Smith stated that no other changes would be made to the exterior, the site will remain the same.

A. Howe asked if all of the property was covered under Special Events and if the use was staying the same. Yes, replied S. Smith.

D. Andrade asked if they were going to serve alcohol, because you could have up to 8 rooms. S. Smith said that if they needed to they could check with the State's Liquor Commission.

A. Montminy asked if there was going to be any expansion, because she didn't see it on the plan or application. S. Smith replied that there is no expansion proposed, so no outside site changes. Oh, okay. So, it's basically just a remodel said, A. Montminy. Yes, replied S. Smith.

L. Routhier asked if there was a total number of guests that they would have. S. Smith said that they are looking for 6 bedrooms, they will have the Fire Department do a walk through and all of the work will be done per code. The Zoning Ordinance goes by rooms not by number of guests.

A. Howe stated that when there is a vote taken on the application the vote should be based on the number of rooms and not guests. Yes, replied B. Knightly.

Public

B. Knightly asked if there were any members of the public that wished to speak. Hearing none he closed the public portion of the meeting.

B. Knightly said that as long as all the standards are met, the septic design is upgraded and the local authorities are involved as needed. He didn't see any problem with the request.

S. Smith explained that after this they will have to go to the Planning Board for approval as well and their approval is always conditioned on getting state and local approvals. He suggested that the board condition the approval on the septic system being upgraded.

A. Montminy commented that if there was ever a good place for this proposal it would be at this location. L. Routhier agreed with that.

Motion Made by A. Montminy, seconded by A. Howe to approve the application for Stone Brook Hills LLC at 128 Glidden Road having met all the criteria for a Special Exception under Article 11, Section 11.2 General Rules (a)-(f). Approved for 6 bedrooms and not 6 guests. With the condition that the current septic system will be upgraded to accommodate the additional bedrooms.

S. Hart took a roll call:

L. Routhier - yes

A. Montminy - yes

A. Antonopoulos - yes

A. Howe - yes

B. Knightly - yes

Motion carried with all in favor.

Minutes approved on July 28, 2020t

Rod Dyer added that it is a beautiful piece of property and that it's a perfect place for a Bed and Breakfast.

Other Business – Discussion as to the Video Conference Call and while it does have a few things to be worked out, it worked fairly well. They discussed checking into the legal aspect of it and being able to use it more often.

MINUTES

November 26, 2019

Motion L. Routhier, seconded A. Antonopoulos to approve the minutes of November 26, 2019 as amended. Motion carried with all in favor.

February 25, 2020

Motion made by A. Howe, seconded by B. Knightly to approve the minutes of February 25, 2020 as presented. Motion carried with all in favor.

March 24, 2020

Motion made by B. Knightly, seconded by L. Routhier to approve the minutes of March 24, 2020 as presented. Motion carried with all in favor.

ADJOURNMENT

Motion made by A. Montminy, seconded by A. Howe to adjourn the Zoning Board of Adjustment meeting of May 26, 2020 at 7:45 p.m. Motion carried with all in favor.

Respectfully submitted,

Sandra Hart, Secretary