

**GILFORD ZONING BOARD OF ADJUSTMENT
MINUTES
JULY 25, 2017
CONFERENCE ROOM A
7:00 P.M.**

The Gilford Zoning Board of Adjustment met on Tuesday, July 25, 2017, at 7:20 p.m. in Conference Room A.

Vice Chairman- Stephan Nix led the Pledge of Allegiance and informed everyone of the meeting process.

Present members were; Vice Chairman- Stephan Nix and Regular members Andy Howe, Ann Montminy and Glen Aldrich.

Members absent were; Chairman Scott Davis, Regular member Bill Knightly and Alternate Larry Routhier left due to there being a quorum.

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

S. Nix advised the applicant that there were only four members present and RSA 674:33, III was explained and the applicant decided to proceed.

S. Nix introduced the application.

**1. H.F. Winn Co. c/o Paul Goodwin & Applicant Greg Keenan
Application #2017000272**

The applicant is requesting a Special Exception pursuant to Article 4, Section 4.4.7 and Section 4.7.4 (g) for Boat Storage on property located at 26 Gilford East Drive on Tax Map & Lot #213-043.001 in the Commercial (C) Zone and the Aquifer Protection Overlay District.

Presentation

Greg Keenan represented Paugus Bay Marine and Storage Facility and the proposal is to build a boat storage facility off of Gilford East Drive. He explained that they had 8 acres subdivided recently for this lot. They would like to build 4 storage buildings, with a shop for light repairs & maintenance. He explained that the idea would be to do this in phases; phase 1 would be for the first two buildings and then phase 2 for the next two buildings and the repair shop.

S. Nix explained in this particular case we are looking at the boat storage and why this particular site is appropriate for it.

G. Keenan went over the general rules for Special Exception.

(a) A denial was issued by a Town official on matters under their jurisdiction on (date) April 18, 2017

(b) The site is appropriate for the proposed use or structure because:

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Use is allowed by a Special Exception, Site design meets all zoning standards for the Commercial Zone.

He said that it was reclaim at one time, and due to the site conditions we ended up pushing the buildings back. They will be about 25 feet above the slope here, so the visibility of the site will be limited to possibly seeing the roof tops by the lights at the intersection or if you're in the back of the Gilford Home Center.

They will have security cameras on the buildings and there will be minimal downcast lighting on the buildings only. We think it is a good use for the site.

(c)The proposal is not detrimental or injurious to the neighborhood because:

The zone is commercial; development will be located within the interior of the property not visible from and residential use.

He said that he has some discussed on the proposal with some of the neighbors. He explained that they actually have a property line easement on one side, which he explained. Keenan said that from the prospective of keeping it of sight I think the engineers did a good job.

(d)There will not be undue nuisance or serious hazard to pedestrian or vehicular traffic because:

Access to the site will be from NH Rte. 11 and Gilford East Drive all within the Commercial Zone.

The use of the storage season typically starts around Labor Day until the middle of November and then in the spring sometimes in April the boats will start to come out and they are usually all out by Memorial Day. We would move the boats early mornings form 7:30-9am, but that would be the extent of the traffic. Over time when the project is completed then we might have 2 or 3 employees to service the boats before storing them and sometime we might be able to work on the boats during the winter as well. G. Keenan said that there will be about 80-90 boats per building and there will be a wash bay at the repair building and the boats will be inside of the building for an oil change and etc. They may have 3 or 4 boats staged in that area for servicing.

(e)Adequate and appropriate facilities and utilities will be provided to insure the proper operation of the proposed use of structure, as follows: Municipal sewer will be extended to the site along with underground electrical.

He explained that they will be drilling a well and they will be bringing sewer and electric up.

(f)The proposal is consistent with the spirit of the zoning ordinance and the Master Plan because:

Boat storage is allowed by Special Exception within the Commercial Zone. Proposed Site Design meets all zoning standards.

He explained that the boat storage is needed in the area and the use is a good use in the Commercial zone.

G. Aldrich referred to the letter (d) on the application and that it says that there is access from Rt. 11.

G. Keenan said that he didn't really know why it said that because the direct access is form Gilford East Drive, but maybe they added that because of the recent subdivision which he explained.

A. Montminy asked if he had said that no part of this would be visible except perhaps the roof tops. G. Keenan replied that's what he was told by the engineers and they were thinking of putting on green roof tops to blend in with the trees and the buildings will be an earth town.

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G. Keenan then explained that he was leaving the outdoor storage option open, because if during the development stage they don't get the buildings up in time they could store the boats outside, but they would make them invisible. Then once the buildings are all built there won't be any room for outside storage, so that would go away.

S. Nix asked how the forklift would work. G. Keenan said that they would bring the boats over on a bunk or hydraulic trailer and then pick them up with the lift and drive them in the building.

A. Howe said that his first concern is the 4.7.6 (g) with regard to buffer and then he referred to the lower corner of the site plan. It was pointed out that the subdivision shown actually abuts the subdivided lot. A. Howe then asked about there being no line of site, is that correct. G. Keenan said that you'll only be able to see the rooftops.

S. Nix said that if you have outdoor boat storage you'll need to have screening, which he explained and there is no description of the outside screening at all in the application or the plans. The other issue is that there isn't any outside boat storage shown on the plan. If the outdoor storage isn't what you're after then you can remove that portion of the application and then the requirement for the screening would go away.

G. Keenan explained that he still wants the opportunity to use that area for outdoor boat storage in the location of the proposed buildings which is shown on the plan and he only wants to use it while the buildings are being built.

A. Howe said that you do need a buffer and it's an effort to protect the abutting properties now and in the future. G. Keenan stated that in his view, the area already has a natural screen. A. Howe said that it has to be a certain kind of tree or a year round protection and needs to be maintained forever. S. Nix said that we could table this application and you could put that together and put it in a proposal and then come back to us. Or you could just remove the outdoor storage part from tonight's proposal and then you could come in with another application for the outdoor storage and screening.

A. Howe read 4.7.4 Industrial uses for everyone. He said that the easier route would be to withdraw the outdoor storage for tonight and that will get you going on the building process. Then you can come back at another time with an outdoor storage proposal with the screening. G. Keenan replied that he would see Stephen J. Smith and see if the outdoor storage and the buffer can be added to the plan.

A. Howe asked him to explain what they would be doing in the repair shop. G. Keenan said that they would do oil changes, winterization, adding GPS and other similar things. There is a shop at the marina and so they would continue to do all the major work at the marina.

A. Howe said that we should table this and come back with a outdoor storage and screening plan and also to find out what the Planning Board's conditions were on the Notice of Decision.

D. Andrade said that they did discuss it at that Planning Board level, but it should have been shown on the plan.

S. Nix opened it up to the public.

Public

Steve Legro of Gunstock Hill Road asked about lighting and what maintenance would be done inside of the building. G. Keenan said that the lighting would be on the front of the building shining down, so the

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parking lot will be lit up a little bit. No big outside lighting is proposed. He also explained that other than cleaning off the boats the maintenance will be done inside.

S. Nix said that there is a note on the plan in reference to the lighting, so he read that for everyone.

D. Andrade asked if he was looking at the property line adjacent to Watermark and if they do any cutting at the slope then there really won't room to add screening,

Discussion ensued.

S. Nix asked if there were any other members of the public that wished to speak. Hearing none he closed the public hearing.

Motion made by A. Howe, seconded by A. Montminy to table the application to the August 22, 2017 meeting. Motion carried with all in favor.

OTHER Business

A. Howe recused himself; so that he could step down to discuss the Northeast Storage Facility. He said that as he understands it the buffer was to be described by the Planning Board and they did not do that. He wanted to know what this board has the power to do about it. He said that the buffer is inadequate at best and they appear to have added a driveway.

A. Howe said that the Planning Board left David Andrade without a way to enforce the property.

D. Andrade explained that this is past the issue of an appeal, so he didn't think it should be discussed.

S. Nix asked about getting copies of the minutes and that they will need to do some research on this.

D. Andrade explained that he has to go by the approval of both boards, he has to enforce the approved Site Plan and he can't take orders back from the ZBA.

Discussion ensued.

S. Nix would like to make some changes to the application and maybe come up with a check list of all the items that need to be submitted.

S. Nix said that there was a Condition of Approval that has to be met.

A. Howe was at the meeting and there was inadequate discussion to the buffer.

D. Andrade read 6.5 Screened Buffer. Discussion ensued.

A. Howe said that and they ignored Outdoor storage which is 4.7.6 (g)

S. Nix asked if the board could get copies of the ZBA minutes, notice of decision's, Planning Board minutes, and the plans.

S. Nix said that if the plans that come in aren't complete than we won't look at them.

A. Howe rejoined the board.

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S. Nix said that at the next meeting we should discuss our Rules and Regulations and the application forms.

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May 23, 2017

Motion made by A. Montminy, seconded by G. Aldrich to approve the minutes of May 23, 2017.

Motion carried with S. Nix abstaining.

ADJOURNMENT

Motion made by A. Howe, seconded by A. Montminy to adjourn the Zoning Board of Adjustment meeting of July 25, 2017 at 8:29p.m. Motion carried with all in favor.

Respectfully submitted,

Sandra Hart, Secretary