**Site Study Meeting Agenda**

**Monday, March 11, 2024**

**Gilford Town Hall**

### Conference Room A

### 47 Cherry Valley Road

### Gilford, NH 03249

**10:00 A.M.**

1. **Corrine Clark & Paul Hall** – Applicants are proposing to replace a two (2) bedroom 12’ x 57’ manufactured home having a 9’ x 30’ addition and a 9’ x 15’ deck, with a 14’10” x 37’ park model recreational vehicle (RV) having an L-shaped deck approximately 408 square feet in area, at the Two Pines park at 24 Dock Road, Unit 9, on Tax Map & Lot #242-169.000 in the Resort Commercial (RC) Zone and Aquifer Protection District. Change of Use and Amended Site Plan Review. Application #2024000093.

2. **Beans and Greens, LLC** – Applicant is proposing to add a portable coffee cart/trailer that is 8.5 feet by 21 feet from which he will serve beverages to customers via a drive-through window with related improvements, “and allow for special events outdoors”, at 245 Intervale Road, on Tax Map & Lot #224-020.000 in the Resort Commercial (RC) Zone and the Aquifer Protection District. Amended Site Plan Review. Application #2024000098.

3. **Shawn Tobey, PE, Hoyle Tanner and Associates** – Applicant is proposing to construct a 1.533 MWdc (1.533 megawatts of direct current) fixed-tilt, ground-mounted, solar-power-generating facility with a gravel access road, security fencing, equipment pad, and an electrical connection to the existing infrastructure on property located at 307 and 315 Hounsell Avenue, on Tax Map & Lot #204-003.003 and #204-003.004 in the Industrial (I) Zone and the Aquifer Protection District. Site Plan Review. Application #2024000099.

4. **Runway 3517, LLC** – Applicant is proposing to construct a new airplane hangar facility with two (2) hangar buildings having approximately 15,075 square feet in each building with related site improvements on property located at approximately 63 Recycle Way, on Tax Map & Lot #214-038.109 in the Industrial (I) Zone, Airport District, and the Aquifer Protection District. Site Plan Review. Application #2024000104.

5. **Stone Brook Hills, LLC** – Applicant is proposing a four (4) lot subdivision of a 27.9 acre lot with the new lot sizes being 5 acres, 6 acres, 8.2 acres, and 8.7 acres respectively. The application includes a request for a conditional use permit, pursuant to Section 5.1.2(d) of the Gilford Zoning Ordinance, to allow three (3) of the lots to have less than minimum frontage. The property is located at 1341 Cherry Valley Road on Tax Map & Lot #271-003.100 in the Limited Residential (LR) Zone. Subdivision Plan Review. Application #2024000105.

6. **Meadowbrook Amphitheatre Holdings, LLC** – Applicant is proposing to construct a 24’ x 24’ building to house existing water storage tanks, filters, and controls; construct a new 20’ x 30’ wood deck

near refreshment areas; pave Parking Lot 3D and the employee parking lot to cut down on dust; construct an ADA viewing platform adjacent to the pavilion to ensure patrons with disabilities can get a better view if needed; provide new building-mounted lighting; install pervious pavers at the ADA viewing area; and to make other related on-site improvements. The property is located at 72 Meadowbrook Lane on Tax Map & Lot #224-009.000 in the Resort Commercial (RC) Zone, the Airport District, and the Aquifer Protection District. Amended Site Plan Review. Application #2024000106.

7. **Mark Thompson – J & M Business Park LLC** – Applicant is proposing to remove the existing fence, some areas of existing asphalt, the northerly site ingress/egress, and some portions of the existing building; construct a new 100’ x 100’ building with ten (10) 20’ x 50’ contractor bays, reconfigure the remaining existing building to be comprised of six (6) 23’ x 50’ contractor bays; and to make other related site improvements including a change of use on property located at 64 Annis Drive on Tax Map & Lot #213-089.000 in the Commercial (C) Zone and the Airport District. Site Plan Review. Application #2024000107.