

Approved February 5, 2008
GILFORD PLANNING BOARD
JANUARY 21, 2008
CONFERENCE ROOM A
7:00 P.M.

The Gilford Planning Board met in regular session on Monday, January 21, 2008 at 7:00 p.m. in Conference Room A.

In attendance were: Chair Polly Sanfacon, Selectmen's Representative Connie Grant; and Regular Members Jerry Gagnon, Richard Waitt, Richard Vaillancourt, John Morgenstern and Alternate David Arnst.

Member(s) absent: Vice-Chair Carolyn Scattergood.

P. Sanfacon appointed D. Arnst to sit in the place of absent regular member C. Scattergood.

Also present were John B. Ayer, Director of Planning and Land Use and Sandra J. Bailey, Administrative Assistant.

Chair P. Sanfacon opened the meeting, led the Pledge of Allegiance, introduced the Board members, and staff, and read the rules of procedure for the meeting.

P. Sanfacon introduced the first application.

Philip A. Roux Trust

Applicant is proposing a Boundary Line Adjustment to transfer 10.30 acres from Tax Map & Lot #208-003.000 to Tax Map & Lot #208-004.000 located at 80 Young Rd., and a (4)-lot subdivision of the remainder of Tax Map & Lot #208- 003.000 located at 200 Swain Rd. in the Limited Residential Zone. Boundary Line Adjustment and Subdivision Plan. Application #2005002675.

Chair Sanfacon asked Ron Johnson, who was representing the applicant, to explain what issues there are with his proposed plan. Mr. Johnson stated that he would like his application accepted and waivers granted before he applies to the Zoning Board of Adjustment for two special exceptions. Chair Sanfacon advised him that he needs a denial from Planning Director John Ayer, and then he should proceed to the ZBA. She further stated that she does not feel that the public hearing can be conducted tonight since the application is incomplete without the special exceptions and DES approvals.

Director Ayer stated that he thought he had made this clear to Mr. Johnson at the Site Study meeting that the Town's new procedure calls for an applicant to go to the Zoning Board prior to the Planning Board.

Other Planning Board members concurred that the public hearing cannot be held.

Jerry Gagnon moved to table the application to March 3, 2008, so that the applicant will have an opportunity to seek ZBA approval in February. Dick Vaillancourt seconded. Motion carried. Brief discussion ensued on how Ron Johnson came to the Planning Board before the Zoning Board.

Minutes

John Morgenstern moved to approve the minutes of the December 17, 2007 Planning Board meeting. Jerry Gagnon seconded. Motion carried. The January 7, 2008 minutes will be approved at the next meeting.

Other Business

Chair Sanfacon asked Dick Waitt to provide an update on Lakes Region Planning Commission's upcoming meeting on transportation issues. Mr. Waitt provided an update and encouraged Board members to attend the upcoming meeting on January 28, 2008.

John Morgenstern brought up the matter of making a change in the Zoning Amendment concerning "flag" lots. Extensive discussion ensued on how to handle a proposed change. Following this discussion, John Ayer stated that he would send out a request to other Planners in the state regarding how they handle this type of lot. Once he has received some input, he and Mr. Morgenstern will bring the information to the other Planning Board members.

John Ayer stated that he has a training book for Planning Board members, which is available for review; and LRPC is looking for volunteers for their "Smart Growth" program.

Adjournment

Motion made by Connie Grant, seconded by Dick Vaillancourt, to adjourn the meeting at 7:49 p.m. Motion carried with all in favor.

Respectfully submitted,

Sandra J. Bailey
Administrative Secretary