

**Approved February 19, 2008**  
**GILFORD PLANNING BOARD**  
**FEBRUARY 5, 2008**  
**CONFERENCE ROOM A**  
**7:00 P.M.**

The Gilford Planning Board met in regular session on Tuesday, February 5, 2008 at 7:00 p.m. in Conference Room A in the Gilford Town Hall.

In attendance were: Chair Polly Sanfacon, Regular Members Jerry Gagnon, Richard Waitt, Richard Vaillancourt and John Morgenstern.

Member(s) absent: Vice-Chair Carolyn Scattergood, Selectmen's Representative Connie Grant and Alternate David Arnst.

Also present were John B. Ayer, Director of Planning and Land Use, and Stephanie Verdile Philibotte, 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.

1. **Donald Ames C/O Ames Farm Inn**

Applicant is submitting an as-built plan/amended site plan for review on Tax Map & Lot #266-107.000 located at 2800 Lakeshore Rd. in the Single Family Residential Zone. Amended Site Plan Review. Application #2005002438.

*Tabled from the December 17, 2007 meeting.*

Motion made by R. Waitt, seconded by J. Gagnon, to take the application off the table. Motion carried with all in favor.

Catherine Broderick, representing Don Ames, explained Mr. Ames has had some health issues the past month and is recovering at home and that is the reason for his absence. The Board thanked C. Broderick for providing them with an update.

Steve Smith, representing the application, provided the Board with an update on the application. He presented the Board with a revised plan that contains new information from the NHDES. He reviewed the septic system that services cabin numbers 9-17, the Inn and the restaurant and said it is a system that has forced mains and is located across the street from the Ames Farm Site. He said the NHDES Subsurface Division is aware of the existing forced main pipes. He said they are in the process of updating the forced main pipes through applications with the NHDES. He said the system never received the NHDES Subsurface Division approval for design and operation. He said they are resubmitting a new plan and new application to the NH Subsurface Division. He said in the spring they are going to do some site work to investigate the current condition of the system to see if it was built to the original standards and include that information

with the NH Subsurface application. He discussed the wetlands impact issues that were raised by an NHDES inspection in September of 2006. Mr. Ames was cited for violations and there was some restoration done on site, but the NHDES has not re-inspected the site to see if the area has been restored. S. Smith said based on a meeting with the NHDES and himself, it was decided that Mr. Ames would submit a voluntary restoration plan to the NHDES. S. Smith explained there would be gravel removed and restoration will take place in that area and include vegetation. The area labeled as Section B on the site plan will also be restored with vegetation. There is another area that has to be cleaned up and restored that the Board witnessed on the site inspection. Landscaping will be installed along a drainage area that was disturbed. He showed another area that was previously cited by the NHDES as being in violation. It was never fully restored and he said it will be restored. They are looking to apply for an after-the fact permit for a 12" culvert that was installed south of the restaurant without a permit. He said they are requesting they keep that culvert for safe pedestrian access. He said another unapproved 18" culvert is located in an area that provides access to the dumpster on site and they would like to keep that culvert as well. He reviewed the parking requirements for the Board and explained he added a note to the plan. He noted they would be requesting the Planning Board approve additional parking area along Route 11 in order to meet the requirements for the launching service. He said it will be used seasonally and not during the winter. R. Vaillancourt asked how they would delineate the spaces and S. Smith they can't but they may try to install a split rail fence to help control the manner in which the cars park and to prevent access to the wetlands. He noted they have added the 50' reference line to the plan.

R. Waitt asked if they will maintain the commercial dock for the marine construction business and S. Smith said it is no longer in use and would not be used in that way in the future.

They discussed there will no longer be fishing tournaments open to the public. He said they still believe they are a Commercial Marina and he has not changed the name of the plan. He said they still believe they are a grandfathered use for a marina. He said the NHDES asked they designate a specific area for boat washing but there will be no servicing of the boats on site.

J. Ayer asked if they need to apply for a special exception for the existing wetlands crossing by the basketball court. S. Smith said he does not believe they should have to apply for a special exception because that area was not designated as wetlands when the work was completed.

J. Gagnon asked about date of septic system installation and S. Smith said Sheldon wrote a letter about it and said he would provide a copy to the Board if needed.

Discussion ensued about the time frame for the completion and S. Smith said they would come back to the Planning Board with revised plans before they receive NHDES approvals.

Stephan Nix, representing the Fords, who are abutters to the application, thanked the Ames family and Rod Dyer for their willingness to work and communicate with him and the abutters to address their concerns. He asked about the concrete seawall that S. Smith did not address in his presentation. He said they still believe the use is a hotel/motel and that the marina use has not been approved and that any marina use is a secondary use to the site. He requested that revised plans be made available in PDF format for the abutter to review.

S. Smith agreed and said he did not address the seawall because Paul Goodwin is taking care of that in a different application to the NHDES and he will be glad to update S. Nix.

Motion made by J. Morgenstern, seconded by J. Gagnon, to table the application to the March 17, 2008 meeting. Motion carried with all in favor.

P. Sanfacon introduced the next case.

2. **GCV Realty Holdings, LLC**

Applicant is proposing to subdivide Tax Map & Lot #254-074.000 into 2-lots with lots ranging in size from approximately 5.05 acres to 18.27 acres located at 20 High Point Lane in the Natural Resource Residential Zone. Subdivision Plan

*Tabled from the January 7, 2008 meeting.*

Motion made by R. Vaillancourt, seconded J. Gagnon, to take the application off the table. Motion carried with all in favor.

P. Sanfacon read a letter from Jonathan Ring, representing GCV Realty Holdings, LLC, requesting the application be tabled until the March 3, 2008 meeting.

Motion made by J. Gagnon, seconded by R. Vaillancourt, to table the application until the March 3, 2008 meeting. Motion carried with all in favor.

**Other Business**

**Conceptual Review for TD Banknorth**

Scott Towne, DRL Architects, and Larry Decker of TD Bank North, gave a brief conceptual presentation to the Board. S. Towne said they are in the process of purchasing Nadia's Restaurant to construct a new 3000 SF bank. He said they would use the existing entrances to the site and construct three (3) drive-up windows. He reviewed the conceptual architectural drawings for the building. He noted the flatter roof design is part of a "green building" concept they are implementing in all their new buildings.

R. Waite spoke about maintaining a colonial look in Town through building design and mentioned other businesses that fit the New England/Colonial style buildings. As an example he identified Laconia Savings Bank and Franklin Savings Bank as buildings that are designed in the New England look. He also spoke about the Town of Meredith and suggested the applicants view some of their buildings in the downtown area for architectural ideas.

The Board explained how important the inclusion of the New England architectural design is to them, the Town of Gilford and the region. S. Towne and L. Decker accepted the suggestions from the Board and thanked them for their time.

**Minutes**

Motion made by J. Morgenstern, seconded by J. Gagnon, to table the minutes of January 7, 2008 until February 19, 2008. Motion carried with all in favor.

Motion made by J. Gagnon, seconded by R. Waitt, to approve the minutes of January 21, 2008. Motion carried with all in favor.

**Adjournment**

Motion made by J. Gagnon, seconded by R. Waitt, to adjourn the meeting at 8:15 p.m. Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte  
Administrative Assistant