

**Approved by the Planning Board April 7, 2008**  
**GILFORD PLANNING BOARD**  
**MARCH 17, 2008**  
**CONFERENCE ROOM A**  
**7:00 P.M.**

The Gilford Planning Board met in regular session on Monday, March 17, 2008 at 7:00 p.m. in Conference Room A in the Gilford Town Hall.

In attendance were: Vice-Chair Carolyn Scattergood, Selectmen's Representative Connie Grant, Regular Members Jerry Gagnon, Richard Waitt, John Morgenstern and Alternate David Arnst.

Member(s) absent: Chair Polly Sanfacon and Richard Vaillancourt.

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

Vice Chair C. Scattergood opened the meeting, led the Pledge of Allegiance, introduced the Board members staff, and read the rules of procedure for the meeting. She appointed D. Arnst to replace absent regular member Richard Vaillancourt.

C. Scattergood read into the record the request from the Ames Farm Inn application to be tabled until the April 21, 2008 meeting.

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

R. Dyer explained the need for the continuance as the applicants are in the process of resolving issues with the abutters and the NHDES regarding the application.

Motion made by R. Waitt, seconded by J. Gagnon, to table the application until the April, 21, 2008 meeting. Motion carried with all in favor.

C. Scattergood introduced the first application.

**Laconia/Gilford Economic Development Authority**

Applicant is proposing to install a sign on Tax Map & Lot #204-003.010 located at 317 Gilford Ave. at the corner of Hounsell Ave. in the Single Family Residential Zone.

Governmental Use Plan Review per RSA 674:54. Application #2008002711.

Rod Dyer, representing the application, gave a brief presentation to the Board. He explained the location of the sign would be at the entrance of the Lakes Business Park at the corner of Hounsell Ave. and Gilford Ave. He explained the sign will have lighting but at this time it has not been determined what type. He said they would work with the City of Laconia and the Town of Gilford for adequate and safe lighting.

J. Ayer explained the application does not need an approval from the Planning Board according to the RSA 674:54 but the Board can vote to recommend approval. He told the Board the sign does comply with the zoning ordinance for the zone for which it is located.

J. Gagnon requested the lighting not interfere with traffic. R. Dyer agreed and assured the Board the lighting would not interfere with traffic.

C. Scattergood opened the hearing for public input.

Patricia Stitt, abutter, lives at 305 Gilford Ave- asked how tall the sign would be. R. Dyer said the proposed sign is 66 inches tall and it will be in about the same location as the existing temporary sign.

Discussion about how the sign is impacted by snow plows and visually blocked by snow banks. R. Dyer said they would investigate who plows the area and discuss the issue.

With no more public input, C. Scattergood closed the public hearing.

C. Scattergood introduced the next case.

**Robert Starace & Craig Bassingthwaighte**

Applicant is proposing to convert three (3) existing dwelling units into a condominium form of ownership on Tax Map & Lot #223-020.000. The property is located at 55 Dockham Shore Rd. in the Single Family Residential Zone. Condominium Conversion Plan Review. Application #2008002712.

Motion made by J. Gagnon, seconded by C. Grant, to accept the application as complete. Motion carried with all in favor.

Steve Smith, representing the applicant, gave a brief presentation to the Board. He explained the location of the property and the use will remain residential in nature. He said municipal sewer and an on-site well service the site. He explained they received an approval from the ZBA for a Special Exception and said he has added the conditions of approval to the site plan. Those conditions include no increase in the number of existing bedrooms to the units and individual water meters will be installed to each unit.

C. Scattergood, R. Waitt and C. Grant announced they are members of the abutting Yacht Club. Discussion ensued about whether the members should recuse themselves from discussion on the application. The Board and the applicant agreed there is no conflict of interest if the members act upon the application

Discussion ensued about additional screening being added to the site and J. Gagnon said salt and fertilizers should not be used on site due to its location to Lake Winnepesaukee and there should be notes on the plan so it can be enforced if needed.

J. Gagnon discussed the proposed condominiums documents. He has concerns about the

language that indicates leasing boat slips and allowing the association to change the documents. The Board discussed that if the association proposes to change the condominium documents, they would have to come back to the Planning Board for approval. The Board also discussed the language regarding leasing the boat slips separately from the units is not allowed and the exclusion of using fertilizers should be included in the documents.

C. Scattergood opened up the hearing for public input. There being none she closed the public hearing.

C. Scattergood introduced the next case.

**Lakes Region Golf Courses, Inc. c/o Phil Friel**

Applicant is proposing to transfer .90 acres from Tax Map & Lot #206-069.000 to Tax Map & Lot #206-068.000 at 17 and 23 Sand Hill Rd. in the Limited Residential District.

Motion made by J. Gagnon, seconded by R. Waitt, to accept the application as complete. Motion carried with all in favor.

Jim Swartell, representing the applicant, gave a brief presentation to the Board. He explained the location of the property and the reason for the transfer of property from one lot to the other. He said there has been some interest in making one lot larger so a house could be built in a location close to the golf course.

C. Scattergood opened up the hearing for public input.

Cathy Dumais-abutter- asked if future owners could subdivide either of the two lots again. She is also concerned about the utilities being placed underground, as was required in the original subdivision, and the location of the driveway.

J. Ayer said yes both of the lots can be subdivided again but it would have to be approved by the Planning Board. J. Ayer said the underground utilities are required by the regulations. If it is discovered that there is ledge on site that would prevent them from burying the utilities, they would have to come back to the Board for approval to have that requirement waived.

J. Gagnon asked if the applicant would be willing to place a deed restriction on the properties limiting further subdivision of the property. J. Swartell said yes they would be willing to place a deed restriction limiting the future subdivision of either of the lots.

Discussion ensued about the current location of the driveway being different from the location on the original subdivision. The Board reviewed the previous subdivision and the locations of the original driveways. It was determined the DPW requested the driveways be relocated.

With no further public input, C. Scattergood closed the public hearing.

**BUSINESS**

### **Laconia/Gilford Economic Development Authority**

Motion made by R. Waitt, seconded by J. Gagnon, that the Board finds the sign conforms to zoning, it is appropriate for the area and that the lighting of the sign not interfere with traffic and abutting properties. Motion carried with all in favor.

### **Robert Starace & Craig Bassingthwaite**

Discussion about additional conditions of approval. J. Gagnon spoke about limiting the use of road salt on site. J. Ayer said fertilizer is not allowed in the revised Shoreland Protection Act.

Motion made by J. Gagnon, seconded by J. Morgenstern, to approve the application subject to the following conditions:

1. Review of the condominium documents by Town Attorney.
2. A note to be added to the condominium documents and to the final site plan to include clarification on section 4.7.1 of the condominium documents to state the docks and units cannot be rented separately.
3. A note to be added to the plan for clarification regarding section 4.7.5 of the condominium documents to include reference to the RSA 483-B:9 Minimum Shoreland Protection Standards and the driveways shall not be treated with road salt.
4. Any proposed changes to amend the condominium declarations shall be approved by the Planning Board and be included in the final condominium documents.
5. Any other federal, state, or local approvals that may be required.

Motion carried with all in favor.

### **Lakes Region Golf Courses, Inc. c/o Phil Friel**

Motion made J. Morgenstern, seconded by C. Grant, to approve the application with the following condition(s):

1. A note added to the plan and restriction placed on the deeds stating no further subdivision of the subject lots, including Tax Map & Lot #206-069 and Tax Map & Lot #206-068.
2. Subject to any other federal, state, or local approvals that may be required.

Motion carried with all in favor.

### **Minutes**

Motion made by R. Waitt, seconded by J. Morgenstern, to approve the minutes of January 7, 2008 until March 17, 2008. Motion carried with all in favor.

Motion made by R. Waitt, seconded by D. Arnst, to approve the minutes of March 3, 2008. Motion carried with all in favor.

**Other Business**

Toy Box II 2007 approval extension- Discussion ensued about the extension request.

Motion made by R. Waitt, seconded by J. Gagnon, to approve the Site Plan approval extension for Toy Box II from May 21, 2007 to May 21, 2009. Motion carried with all in favor.

**Adjournment**

Motion made by J. Morgenstern, seconded by J. Gagnon, to adjourn the meeting at 8:30 p.m. Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte  
Administrative Assistant