

**GILFORD PLANNING BOARD
MINUTES OF APRIL 7, 2008
CONFERENCE ROOM A
7:00 P.M.**

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

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

Member(s) absent: 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 staff, and read the rules of procedure for the meeting.

P. Sanfacon introduced the first application.

1. **GHM Properties, LLC/Belknap Landscape Company**
Applicant is proposing to add structures, parking areas and outdoor storage areas for nursery materials to the existing site located on Tax Map & Lot #204-080.200 at 51 Country Club Road in the Professional Commercial Zone, Aquifer Protection District and the Island and Shore Frontage District. Application #2008002680.

Tabled from the February 19, 2008 meeting.

P. Sanfacon read a letter from Steve Nix, attorney for the applicant, requesting the application be tabled until the May 5, 2008 meeting.

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

Motion made by R. Waitt, seconded by R. Vaillancourt, to table the **GHM Properties, LLC/Belknap Landscape Company** application until the May 5, 2008 meeting. Motion carried with all in favor

BUSINESS

Minutes

Motion made by R. Waitt, seconded by R. Vaillancourt, to approve the minutes of March 17, 2008 as presented. Motion carried with P. Sanfacon abstaining.

Other Business

- 1) Election of Officers.

Motion made by R. Vaillancourt, seconded by J. Gagnon, to nominate P. Sanfacon as Chair. Motion carried with all in favor.

Motion made by R. Vaillancourt, seconded by J. Gagnon, to nominate C. Scattergood as Vice Chair. Motion carried with all in favor.

Motion made by R. Vaillancourt, seconded by J. Gagnon, to nominate R. Waitt as Secretary. Motion carried with all in favor.

- 2) Review of Planning Board by-Laws- the Board discussed the option of including a clause regarding absenteeism in the by-laws. The Board will discuss this in the future.

- 3) Discussion of future 2009 Zoning Amendments.

J. Ayer discussed reviewing the Zoning Map and rezones to consider-

- 1) Ames Farm Area (RC to SFR)- The Board discussed the issue of the Petitioned Zoning Amendment to change the zone from RC to SFR that failed at the 2008 Town Meeting. The Board reviewed the zoning map. J. Ayer explained the area proposed to be re-zoned currently has small lots and the area is predominately residential in nature. J. Gagnon said that Route 11 is the only east-west corridor to the seacoast and could be considered a prime commercial area. P. Sanfacon said if it is re-zoned SFR they would be excluding land uses that are currently allowed in the RC zone. The Board did not seem in favor of this proposed amendment.

- 2) Lily Pond Road/Lakeshore Road intersection (I to C) J. Ayer explained the land is ideal for commercial uses but not well suited for industrial uses. The Board discussed options to re-zone the area to be compatible for commercial uses. J. Gagnon suggested re-zoning the lots around the intersection to commercial but keep the property that includes the Airport as Industrial. The Board was in favor of the proposed amendment

- 3) Lakes Business Park (zone it *all* I) J. Ayer explained there are lots along Gilford Ave. that are zoned SFR at the entrance of the Business Park He reminded the Board of the sign application presented by the Lakes Region Business Park and the issue of the sign being located in the SFR zone and not in the I zone. He said there would be no changes to the Conservation Easement properties.

- 4) End of Blaisdell Avenue (I to C) After some discussion, it made sense to the Board to propose the change in the zoning district from I to C.

- 5) Old Lakeshore Road & Breton Road Area (C to LR)-The Board was not in favor of

this
proposed zoning amendment.

- 6) Kimball Road Area (I to RC or SFR to RC/LR)- The Board was not in favor of the proposed zoning amendment.

J. Ayer discussed Text Amendments- He spoke about the State being in the process of approving a bill to mandate “Workforce Housing” and would like the Board to discuss that issue.

- 1) Flag lots- The Board will address the issue in 2008.

- 2) Reduce the number of special exceptions by making them permitted uses (see attached).

J. Ayer explained allowing the uses in the zones instead could reduce the amount of uses that require a Special Exception. He explained the Planning Board not the Zoning Board of Adjustment could address a lot of the issues surrounding an application for a special exception. He suggested the Board review the uses that require a special exception and make suggestions as to what uses can be eliminated from the process.

- 3) Restrict excavation of slopes to create buildable lot area. The Board agreed it is an issue that needs to be addressed.

J. Ayer reviewed the remaining proposed amendments briefly and will provide the Board with more information at the next work session.

- 4) Parking requirements – reduce ratios or empower Planning Board to allow reductions.

- 5) Establish wetlands setbacks – tie it in to slopes on lot and size/type of wetland.

- 6) Clarify/relax temporary signage regulations.

- 7) Move roof pitch regulations from site plan regulations to zoning ordinance.

- 8) Establish wind turbine regulations and regulations for other alternative energy sources.

The Board agreed and discussed the idea of inviting the Energy Committee to a future meeting.

J. Gagnon spoke about Section 4, Definitions and compared it to the Table of Permitted Uses and spoke about how confusing it can be because some definitions are not listed in the Table of Permitted uses. He spoke about adding a note in the Table of Permitted Uses that would direct readers to the Definition section of the ordinance.

J. Ayer distributed a proposed law being drafted by the State requiring Workforce Housing. He said if the law passes, it would require municipalities with land use ordinances to provide reasonable and realistic opportunities for the development of workforce housing. He is asking the Board to review the proposed law and provide comments.

Adjournment

Motion made by R. Vaillancourt, seconded by R. Waitt, to adjourn the meeting at 8:30 p.m.
Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte
Administrative Assistant