

**MINUTES  
GILFORD PLANNING BOARD  
MAY 5, 2008  
CONFERENCE ROOM A  
7:00 P.M.**

The Gilford Planning Board met in regular session on Monday, May 5, 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, John Morgenstern and Alternate David Arnst.

Member(s) absent: None.

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 case.

1. **GCV Realty Holdings, LLC**

Applicant is proposing to subdivide tax map & lot #254-074.000 into two (2) lots approximately 5.05 and 18.27 acres in size, located at 20 High Point Lane in the Natural Resource Residential Zone. Subdivision plan. Application #2005002612.

*Tabled from the April 21, 2008 meeting.*

P. Sanfacon read a letter from Jonathan Ring, agent for the applicant GCV, requesting the application be tabled until the June 2, 2008 Planning Board meeting.

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

Motion made by J. Gagnon, seconded by C. Scattergood, to table the application until the June 2, 2008 Planning Board meeting. Motion carried with all in favor.

P. Sanfacon introduced the next case.

2. **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 April 21, 2008 meeting.*

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

P. Sanfacon reviewed the motion made at the April 21, 2008 meeting. She explained the Board would only open the deliberative session. She explained there was material submitted from Steve Nix that was distributed to the Planning Board. Attorney Rod Dyer, representing Ames Farm, is requesting that the public hearing be reopened so he may address the issues raised in the material submitted by S. Nix, and that it not be considered in deliberations tonight because it would unfairly taint the Planning Board, as Ames Farm has not had an opportunity to review the information.

P. Sanfacon explained the Board could continue on the deliberative session or table the application to another date and hold a public hearing.

R. Dyer, attorney representing Ames Farm, requested that the application be tabled until June 2, 2008 and be noticed a public hearing.

Motion made by J. Morgenstern, seconded by R. Waitt, to table the deliberative session and schedule the public hearing for June 2, 2008.

Discussion on the motion ensued about re-noticing the abutters for the June 2, 2008 meeting. R. Dyer said they would provide the information and fees to re-notice the abutters.

Motion carried with all in favor.

S. Nix requested the Board follow the regulations explaining the deadline for information to be submitted to the Board be 15 days in advance of the meeting. R. Dyer agreed. P. Sanfacon thanked the applicants for cooperating.

P. Sanfacon introduced the next case. J. Gagnon recused himself and P. Sanfacon appointed D. Arnst to replace him.

3. **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 April 7, 2008 meeting.*

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

P. Sanfacon read a letter from Steve Nix, representing GHM Properties, LLC/Belknap Landscape Company, requesting the application be tabled until the May 19, 2008 Planning Board meeting.

Motion made by C. Scattergood, seconded by R. Vaillancourt, to table the application until the May 19, 2008 Planning Board meeting. Motion carried with all in favor.

P. Sanfacon introduced the next case. R. Vaillancourt recused himself. P. Sanfacon appointed D. Arnst to replace R. Vaillancourt.

4. **TD Bank North/ Erin Realty, LLC**

Applicant is proposing to construct a bank with a drive-through window on Tax Map & Lot #201-006.001. The property is located at 1402 Lakeshore Rd. in the Commercial Zone. Site Plan Review Application #2008002872.

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

Greg Michael, attorney representing the application, gave a brief presentation to the Board. He explained they received a special exception from the ZBA on April 29, 2008 for the use. He explained the location and the access points to the site. He said they are proposing a right turn only entering the site and a right turn only exiting the site from the access point on Route 11 in order to control the traffic pattern. G. Michael informed the Board the NHDOT granted conceptual approval for the entrance they are proposing. He said on-site parking is adequate and he showed the Board an architectural drawing of the proposed building. He explained the drainage on site and the landscaping.

C. Scattergood asked how the drive through traffic would flow on site. G. Michael explained the traffic flow on the site plan.

J. Gagnon asked about the flat roof and collecting water on the roof. Discussion ensued about the design of the roof and they explained that there will be a hip roof but the flat roof will be lower to hold and hide the HVAC equipment. They said they are researching the stormwater recovery system and if they move forward with it, they would be including irrigation of the grounds in the system. The screening for the dumpster would most likely be PVC fencing and not chain link.

P. Sanfacon opened up the hearing for public input; being none she closed the public hearing.

**BUSINESS**

**TD Bank North/ Erin Realty, LLC**

Motion made by C. Scattergood, seconded by R. Waite, to approve the application with the following condition(s):

1. The applicant shall address the ZBA conditions of approval for the special exception of the drive-through window.
2. The applicant shall address the issues raised at the Site Study meeting.

3. Obtain 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. Gagnon, to approve the minutes of April 7, 2008.  
Motion carried with all in favor.

Motion made by J. Morgenstern, seconded by J. Gagnon, to table minutes of April 21, 2008 to the May 19, 2008 meeting. Motion carried with C. Grant abstaining.

### **Other Business**

J. Ayer referenced the letter submitted by the Conservation Commission regarding Belknap Landscape Company's application and suggested the Board review the letter for the next meeting.

P. Sanfacon read an announcement about the meeting for the Belknap Range Conservation Coalition scheduled for May 15, 2008 at the Gilford Town Hall.

J. Ayer reviewed a class he attended at the APA Conference regarding windmills. He said there have been a lot of inquiries about wind power in the Planning Department and currently the regulations do not address those structures. He suggested the Board research this issue.

### **Adjournment**

Motion made by R. Vaillancourt, seconded by R. Waitt, to adjourn the meeting at 7:50 p.m.  
Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte  
Administrative Assistant