

**GILFORD PLANNING BOARD
MAY 19, 2008
CONFERENCE ROOM A
7:00 P.M.**

The Gilford Planning Board met in regular session on Monday, May 19, 2008 at 7:00 p.m. in Conference Room A in the Gilford Town Hall.

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

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

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. She appointed D. Arnst to act as a regular member due to the absence of Carolyn Scattergood.

P. Sanfacon introduced the first case. J. Gagnon recused himself.

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 May 5, 2008 meeting.

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

The applicant or agent was not in attendance to represent GHM Properties, LLC/Belknap Landscape Company.

P. Sanfacon opened the public hearing, there being none she closed the public hearing.

BUSINESS

GHM Properties, LLC/Belknap Landscape Company

Motion made by J. Morgenstern, seconded by C. Grant, to table the application with no certain date specific. The Board decided to require the applicant to re-notice the abutters before any future public hearing is held on the application. Motion carried with all in favor.

Minutes

Motion made by R. Waitt, seconded by R Vaillancourt, to take the minutes of April 21, 2008 off the table. Motion carried with all in favor.

Motion made by R. Waitt, seconded by R. Vaillancourt, to approve the minutes of April 21, 2008 as presented. Motion carried with C. Grant abstaining.

Motion made by R. Waitt, seconded by R. Vaillancourt, to approve the minutes of May 5, 2008 as presented. Motion carried with all in favor.

Other Business

- a. Discussion on Hillside Medical Park Condominium, TM&L #211-002.001, 4 Maple Street. J. Ayer explained it was discovered the recent addition to the building is part of an existing condominium that was approved in 2001. He suggested the applicant would have to amend their condominium documents and submit new condominium plans. The Board agreed.
- b. Discussion of Planning Board By-Laws. The Board discussed two issues relating to the By-Laws, one of them being attendance and the other is the Alternate ex-Officio Selectman. The Board decided addressing attendance was not an issue at this time. The Board discussed the Alternate Ex-Officio position. The Board decided to not allow an applicant to make changes after the Site Study meeting and not allow them to submit revised plans at any meeting, but include any changes on the final plan.
- c. Location of the plane for Waldo Pepper's- J. Ayer explained the changes to the location of the plan as it cannot be located on the building and now has to be located on the ground. The Board had no objection to the change.
- d. Post Office-J. Ayer explained why the applicant wants to encroach 10' into the required front setback of 50'. He said the applicant wants the building to be more aesthetically pleasing and also add parking to the site. The Board decided that if he wants to do any changes to the plan, he has to do a site plan amendment before any construction on site can began. The applicant has to go through the variance process and the amended site plan process.

Adjournment

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

Respectfully submitted,

Stephanie Verdile Philibotte
Administrative Assistant