

**MINUTES
GILFORD PLANNING BOARD
WORKSHOP MEETING
NOVEMBER 3, 2008
CONFERENCE ROOM A
7:00 P.M.**

The Gilford Planning Board met in regular session on Monday, November 3, 2008 at 7:00 p.m. in Conference Room A in the Gilford Town Hall.

In attendance were: Vice Chair Carolyn Scattergood, and Regular Members Jerry Gagnon, John Morgenstern and Richard Waitt.

Member(s) absent: Chair Polly Sanfacon, Selectmen's Representative Connie Grant, Regular Member Richard Vaillancourt, and Alternate David Arnst.

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 and introduced the Board members and staff.

Discussion of 2009 Zoning Amendments

J. Ayer discussed one item of Other Business regarding a Belmont subdivision along the Belmont and Gilford town line that requires only the Planning Board's signature for recording purposes. J. Ayer and the Board reviewed the plan.

Motion made by J. Gagnon, seconded by R. Waitt, to authorize the Chairman to sign the plan known as "Subdivision of Janis & Robert C. Powell". Motion carried with all in favor.

Re-Zone proposals

J. Ayer said he spoke to Diane Cooper, Director of the Laconia Airport, and said she was not very supportive of the proposed re-zone along Lily Pond Rd. and Route 11 particularly as it applies to Airport property. He said D. Cooper would bring the proposal to the Airport Authority and discuss it with them at their next meeting to give the Planning Board some feedback.

Discussion ensued about the types of uses allowed in the Commercial zone versus the Industrial zone, and what types of uses would be allowed on airport property if the zone were to change to Commercial from Industrial.

C. Scattergood is concerned that the proposal would be confusing to the voters. J. Gagnon and J. Morgenstern said they disagree and said the rezone would allow more commercial uses in the area.

J. Morgenstern said the ownership of the lots within the rezone area should be clarified. J. Gagnon does not feel that the ownership of the lots needs to be clarified nor do the owners need to be contacted about the proposed change. He said that is what the public hearing process is for.

R. Waitt asked if there would be opposition from the Laconia Airport Authority and if so, why would the Board move forward with the proposed rezone change. He said the City of Laconia and the Town of Gilford invested over \$10,000,000.00 and is concerned the rezone change may disrupt that.

J. Morgenstern agrees with J. Gagnon that the zone should be changed for more commercial uses and said other airports have large commercial uses within and around the area.

J. Ayer said currently there are manufacturing uses in the Industrial Zone and that use is not allowed in the Commercial zone and those owners may be negatively affected.

J. Ayer said everything would be rezoned along Lily Pond Road on the west side of the road from the Dame property all the way to Route 11 except 300 feet back in the Lily Pond area, and 300 feet back on the east side of Lily Pond Rd. from the Lily Pond Communication site north to the Dame property, plus the 15 Airport Road property over to Lily Pond. J. Ayer said it would be easier to accommodate service uses and commercial uses that may benefit the airport because they would no longer be required to obtain special exceptions. He said D. Cooper requested a memo explaining the proposed rezone and potential uses the rezone could bring to the area.

C. Scattergood does not see the need for commercial businesses supporting the airport. J. Ayer will provide a map of the area for the Board.

J. Ayer discussed a rezone of the area at the end of Blaisdell Ave. from Industrial to Commercial. J. Gagnon spoke about the area and said the Bolducs, who own most of the land in the rezone area, are willing to have the zone changed from Limited Residential to Commercial. J. Gagnon said the area does not lend itself to residential uses and it is accessible from the former MacIntyre Circle area.

Table of Permitted Uses

J. Ayer distributed the existing Section 4.3, Commercial Uses, of the zoning ordinance and reviewed the existing uses with the Board. He reviewed changes made by J. Morgenstern. He recommended not deleting the Restaurant, Drive-in. C. Scattergood agreed and suggested leaving it in and change it another year.

J. Ayer asked the Board how they thought the amendment would be best presented on the ballot. C. Scattergood said you could narrow it down to four (4) questions by presenting it according to the zone.

J. Ayer said that he would send the proposed amendments to Town Counsel for review.

Flag Lots

J. Ayer reviewed the proposed language based on the changes from the last workshop. The Board agreed to all changes except changing the maximum number of lots accessible by one driveway from two (2) lots to three (3) lots. The Board wanted to allow access to three (3) lots from one driveway. J. Ayer expressed concern that the E-911 requirements call for naming any driveway with three or more units on it and addressing each unit off that named driveway.

Sign Ordinance

J. Ayer discussed “Section 8.2.1.5 Offsite Signs” being removed from the ordinance and noted the proposed changes would exempt other offsite signs already allowed by the ordinance. J. Gagnon said he thinks there should be a provision for an offsite commercial sign to be added. J. Ayer said there has to be specific provisions and language for offsite signs and that would be very lengthy. C. Scattergood would like to see the proposed ordinance be presented as written.

Discussion ensued about the political signs and J. Ayer said the State of NH has RSA’s to address them and the police and the DPW have the ability to remove the signs. There is no zoning regulation regarding political signs.

Discussion ensued about working on a different standard for “Directory” signs. As an example of the need for more attractive directory signs, the Board talked about the Lakes Business Park and Laconia Eye Associates sign at the entranceway to the business park.

Small Wind Energy (SWE) Systems Ordinance

J. Ayer presented the State of NH’s model ordinance. J. Morgenstern spoke about not adopting an ordinance based on the idea they could fix it next year citing what happened with the Aquifer Protection Ordinance two or three years earlier. C. Scattergood agreed. R. Waitt said it is better to have an ordinance than have nothing at all. J. Gagnon spoke about the height, noise, and the distance from the property line that are important to cover in the ordinance.

J. Ayer suggested the Board review the draft ordinance for the next workshop. J. Morgenstern would talk to the Planner from Epping regarding a SWE ordinance for advice.

Bunkhouse

J. Ayer spoke about the reason for creating a definition for “Bunkhouse” because D. Andrade has encountered some issues with bunkhouses having kitchens and becoming dwelling units or rental units and there is nothing in the ordinance to regulate them. J. Gagnon said there should not be bathroom facilities in a bunkhouse and said it should be considered sleeping quarters only, limited to 180 SF, one story, and limited to one per lot. The Board agreed.

Radio and TV Towers

J. Ayer spoke about S. Nix presenting an amendment about ham radio towers and the Board

decided there were too many ordinance amendments for 2009 and they would consider it in the future.

Minutes

Motion made by R. Waitt, seconded by J. Gagnon, to table the minutes from August 18, 2008 as corrected until November 17, 2008. Motion carried with all in favor.

Motion made by J. Gagnon, seconded by R. Waitt, to approve the minutes from September 2, 2008 as presented. Motion carried with all in favor.

Motion made by J. Morgenstern, seconded by J. Gagnon, to approve the minutes from September 15, 2008 as presented. Motion carried with all in favor.

Adjournment

Motion made by J. Morgenstern, seconded by J. Gagnon, to adjourn the meeting at 8:45 p.m. Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte
Administrative Assistant