

**GILFORD PLANNING BOARD
FEBRUARY 2, 2009
CONFERENCE ROOM A
7:00 P.M.**

The Gilford Planning Board met in regular session on Monday, February 2, 2009 at 7:00 p.m. in Conference Room A in the Gilford Town Hall.

In attendance were: Chair Polly Sanfacon; and Regular Members Jerry Gagnon, Richard Waitt and John Morgenstern.

Member(s) absent: Selectmen's Representative Connie Grant, Vice Chair Carolyn Scattergood, 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.

P. Sanfacon led the Pledge of Allegiance, introduced Board members and staff, and read the Rules of Procedure. She then introduced the first application.

J. Ayer commented on the **Donald Ames and Peter Ames, c/o Ames Farm Inn** application. He explained they are asking to be tabled to a meeting in March and for a revocation of the previously approved site plan. He said it is Town Counsel's opinion that there is no need for the site plan revocation because the ZBA overturned the Planning Board's site plan approval which is effectively the same thing; consequently, there is no need for the Planning Board to revoke its site plan approval. He said he has signed an affidavit explaining the history of the site plan approval and subsequent revocation which will be recorded at the BCRD.

P. Sanfacon called for a motion to table the application to the March 16, 2009 meeting.

Donald Ames and Peter Ames, c/o Ames Farm Inn

Applicant proposes to revoke site plan, recorded at Belknap County Registry of Deeds drawer L64, Plan #16, by agreement, pursuant to RSA 676:4-a, I (a) and establish a site plan of record for pre-existing, non-conforming use on Tax Map & Lot #266-107.000 and Tax Map & Lot #266-030.000, located at 2800 Lakeshore Rd. in the Single Family Residential Zone. Site Plan Review. File #2009003298.

Motion made by R. Waitt, seconded by J. Gagnon, to table the application to March 16, 2009. Motion carried with all in favor.

Town of Gilford

Applicant proposes to construct a 3,490 square foot addition to the Police Department at the existing Town Hall on Tax Map and Lot #226-054.000, located at 47 Cherry Valley Rd in the Single Family Residential Zone. Government Site Plan Review. File #2009003295.

John O'Brien, from the Facilities Planning Committee (FPC), representing the application, gave a brief presentation to the Board. He explained the need for the Police Station to be expanded for safety and space reasons. He offered anyone from the public to ask for a tour of the existing station and they will be glad to provide one. He said they are ready to present the proposal at this year's deliberative session. He explained the proposed geothermal heating system and showed the location of the proposed well to supply the energy. He said the entire Town Hall could be connected to the geothermal heating system in the future if the need arises. He also spoke about the liability issues that will be corrected with construction of the addition and gave examples of police station standards, existing laws and storage of evidence and weapons as issues that will be corrected. He said this addition and related improvements will serve the department for the next 20 years.

He explained how the geothermal system works and its cost effectiveness. He said it is projected to have a 5-7 year payback time frame. He reviewed other costs from other communities and what they spent on their new police stations and explained that Gilford's costs are less and will add about six cents (6¢) to the overall tax rate.

P. Sanfacon asked about the access from the existing town hall to the addition. J. O'Brien explained the police station will remain accessible from the town hall and the addition will allow people to have access to meet the officers or do business without having to be in the secure area.

Chan Eddy, member of the FPC, explained there is a website where people can access information about the police station and ask questions and encouraged the public to visit the website.

P. Sanfacon opened the hearing for public input.

Jack Stephenson, resident of Gilford, spoke about his involvement with the project over the past five or six years, but says there are still problems with the geothermal system and he said we should continue to look at other systems. He said the facility is needed but has concerns about the heating system.

J. Gagnon asked about the cistern. Jim Mull, chairman of the FPC, said the cistern will provide a fire sprinkler water supply for the addition and the entire town hall in the future if town hall is ever renovated.

J. Gagnon asked how much water is needed for the geothermal and if the cistern could be used for the geothermal water supply. Chan Eddy explained the cistern could not supply the geothermal system.

Scott Dunn, Town Administrator, explained they are adding eight (8) new parking spaces along the back site drive, and said they will free up four (4) more parking spaces when the outside storage containers are removed. He said they may, in the future, be able to utilize the geothermal well to supply the entire town hall if needed.

Jim Mull asked if the Board would provide a motion of support to add to the support from both the Board of Selectmen and the Budget Committee, even though the Board cannot approve or deny the application.

Motion made by J. Morgenstern, seconded by J. Gagnon, to endorse the proposed addition and renovation of the Police Station. Motion carried with all in favor.

P. Sanfacon explained that because J. Gagnon has to recuse himself from the next item regarding Bertha Mae Enterprises, the Board does not have a quorum to discuss the Alan Beetle/Bertha Mae Enterprises, LLC application. P. Sanfacon said they will move the Alan Beetle application down on the agenda, move on to other applications, and wait to see if Connie Grant will arrive at the meeting as expected.

P. Sanfacon introduced the next application.

Steve E. Weeks Revocable Trust

Applicant proposes a Boundary Line Adjustment to transfer 14,325 square feet of land from Tax Map & Lot #238-005.000 to Tax Map & Lot #238-004.000. The properties are located at 30 Weeks Rd. in the Single Family Residential Zone and Natural Resource Residential Zone. Boundary Line Adjustment Plan Review. File #2009003296.

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

R. Johnson, representing the application, gave a brief presentation to the Board.

P. Sanfacon opened up the hearing for public input. With no public input offered, she closed the public hearing.

P. Sanfacon introduced the next case.

The Grant-Malagari 2004 Trust, Scott A. Grant and Gary A. Malagari Trustees

Applicants propose a Boundary Line Adjustment to transfer 3,700 square feet of land from Tax Map & Lot #263-038.200 to Tax Map & Lot #263-038.100 and to receive 1,720 square feet from Tax Map & Lot #263-038.100. The properties are located at 39 and 41 Grant Rd. in the Limited Residential Zone. Boundary Line Adjustment Plan Review. File #2009003297.

J. Ayer said the application is complete due to the submission of a waiver. Motion made by J. Gagnon, seconded by R. Waitt, to grant the waiver to not survey the entire lot. Motion carried with all in favor.

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

R. Johnson, representing the application, gave a brief presentation to the Board. He explained that the 41 Grant Road lot has roughly 100 feet of frontage and the 39 Grant Road lot has none. The 39 Grant Road lot relies on an easement over 41 Grant Road for lot access that is over an area unused by the owner of 41 Grant Road. The proposed change would split the frontage giving at least 50 feet frontage to each lot, plus there is a small triangular area being deeded from 39 Grant Road to 41 Grant Road so the driveway to 41 Grant Road is entirely on its own lot.

Discussion ensued about the frontage and the Board agreed that this proposal will benefit both lots.

P. Sanfacon opened up the hearing for public input. With no public input offered, she closed the public hearing.

The Board continued to wait for C. Grant. J. Ayer said he spoke to C. Grant on the phone and she explained it was her understanding there would be enough Board members to have a quorum. She has other commitments and is not able to attend.

Rod Dyer, attorney representing the Alan Beetle/Bertha Mae Enterprises, LLC, said they are willing to be tabled to the March 2, 2009 meeting.

Alan Beetle/Bertha Mae Enterprises, LLC

Applicants propose to subdivide Tax Map & Lot #223-414.000 into two lots of 1.31 and 1.25 acres, located at 1934 Lakeshore Rd. in the Resort Commercial Zone. Subdivision Plan Review. File #2009003322.

Motion made by J. Morgenstern, seconded by R. Waitt, to table the application to the March 2, 2009 meeting. Motion carried with J. Gagnon abstaining.

Representing the application, gave a brief presentation to the Board.

BOARD DELIBERATIONS

Steve E. Weeks Revocable Trust

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

1. Subject to any other federal, state, or local approvals that may be required.

Motion carried with all in favor.

The Grant-Malagari 2004 Trust, Scott A. Grant and Gary A. Malagari Trustees

Motion made by R. Waitt, seconded by J. Morgenstern, to approve the application with the

following condition(s):

1. Subject to any other federal, state, or local approvals that may be required.

Motion carried with all in favor.

Minutes – There was no quorum to approve the minutes (not enough of those present were at the 2/18/09 meeting), so they will be approved at a later date.

Other Business – None at this time.

Adjournment – Motion made by J. Gagnon, seconded by R. Waitt, to adjourn at 8:05 p.m.
Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte
Administrative Assistant