

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

The Gilford Planning Board met in regular session on Monday, March 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.

P. Sanfacon introduced recently appointed Alternates: Richard Sonia and Andrew Garfinkle. She welcomed them to the Board. She also noted Mr. Sonia's previous years of service on the Board.

Members 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, and introduced Board members and staff.

P. Sanfacon read a letter from Attorney Catherine Broderick, representing the Alan Beetle/Bertha Mae Enterprises, LLC applications, requesting the applications be tabled to the April 6, 2009 meeting.

Alan Beetle/Bertha Mae Enterprises, LLC

Applicants are requesting a Revocation of an approved Site Plan for Bertha Mae Enterprises on Tax Map & Lot#223-414.000 located at 1934 Lakeshore Rd. in the Resort Commercial Zone. File #2009003324.

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.
Tabled from the February 2, 2009 meeting.

Motion made by R. Waitt, seconded by J. Morgenstern, to table the applications to the April 6, 2009 meeting. Motion carried with J. Gagnon abstaining.

Steve Grant, developer of the Grant Road/Gilford Green Acres Subdivision, explained that there was never a bond submitted to the Town for the fire pond that is required as part of the subdivision approval and the pond does not hold water well enough to satisfy the fire department's requirements. He said an owner is interested in selling a lot in the subdivision but

cannot because the Town will not issue a building permit for the lot until the fire pond is properly installed and accepted by the fire department, or a bond is in place to cover the cost of installing a fire pond. He said he is willing to put up his lot in the subdivision as collateral for the pond if it is acceptable to the Board, in order to have some sort of a bond in place to either fix the pond or install a cistern. He said he is trying to assist the person who owns the lot to be able to obtain a building permit since he (S. Grant) used to be a partner in the company that developed the subdivision and sold the lot. He said if the Board does not approve his request, he would repair the pond in the spring in order to make it approvable for fire safety purposes.

Discussion ensued about the Town of Gilford's policy on fire ponds and how the towns is trying to phase out approving fire ponds and have cisterns instead.

J. Morgenstern asked what the Town requires for bonds and if there is a legal opinion available about the Board's options and if they could accept a lot as collateral. J. Ayer said the zoning ordinance and subdivision regulations allow for cash bonds and letters of credit. They do not prohibit lot bonds, but the Town used to accept them but since stopped as they were not good security. He added that there is no prohibition in the regulations that he knows of to prohibit their use, however. He said he has not asked for a legal opinion but could obtain that for the next meeting. P. Sanfacon said they should get an opinion from Town Attorney Walter Mitchell before they make a decision. She said the Board would like to try to accommodate S. Grant's request.

Discussion ensued about whether the Board can accept the proposal to allow S. Grant to put up a lot he owns in lieu of a bond.

Motion made by J. Gagnon, seconded by J. Morgenstern, to have J. Ayer, upon approval from Town Counsel, go forward to obtain a lot bond to secure the fire pond in the Gilford Green Acres Subdivision. Motion carried with all in favor.

Minutes –Motion made by R. Waitt, seconded by J. Gagnon, to approve the minutes from January 20, 2009. Motion carried with all in favor.

Motion made by J. Gagnon, seconded by R. Waitt, to table the minutes from February 2, 2009. Motion carried with all in favor.

BOARD WORKSESSION

P. Sanfacon spoke about the LRPC meeting that dealt with upcoming legislation that may affect planning and zoning ordinances.

J. Morgenstern spoke about something he heard of which the State is proposing which would allow a Planning Board to have an engineer do a 3rd party review of plans and have it paid for by the developer. J. Ayer said he and DPW Director Sheldon Morgan and Town Administrator Scott Dunn have discussed something similar previously.

J. Gagnon discussed the home sales chart for Gilford, Belknap County, and the entire state from 1998-2008 including residential, mobile homes, and condominium sales. It did not include

commercial properties.

Discussion ensued regarding workforce housing and the new regulations for creating and implementing regulations for workforce housing. J. Ayer presented the Board with information he organized to try to determine if the Town of Gilford complies with the new regulations set forth by the state.

J. Morgenstern said he does not know how far the Master Plan should go in terms of addressing issues such as school development, the Meadows playing fields. Board members discussed how broad the Master Plan should be.

Discussion ensued about the Natural Resource Inventory project that is in process of being completed by Nancy Rendall for the Conservation Commission.

Discussion ensued about budget resources for the Master Plan update. J. Ayer said there is no money for any Master Plan work in the 2009 budget. P. Sanfacon suggested they revise one chapter at a time.

J. Ayer said Town Administrator Scott Dunn had suggested that the Planning Board should consider forming a sub-committee to carry out the Master Plan update.

Adjournment – Motion made by R. Sonia, seconded by J. Morgenstern, to adjourn at 8:45 p.m. Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte
Administrative Assistant