

**PLANNING BOARD
TOWN OF GILFORD, NH
MINUTES
Gilford Town Hall
Conference Room A
June 1, 2009**

The Gilford Planning Board met in a work session on June 1, 2009 in Conference Room A. The meeting convened at 7:00 p.m. with members present including chair Polly Sanfacon; vice chair John Morgenstern; secretary Dick Waitt; Selectmen's representative Kevin Hayes; regular members Dick Vaillancourt, Richard Sonia, and Jerry Gagnon; and alternate members Wayne Hall and Dennis Corrigan. Members absent include alternates Carolyn Scattergood and David Arnst. Others present include Director of Planning and Land Use John Ayer.

Chair Sanfacon convened the meeting at 7:00 p.m., led the Pledge of Allegiance, and introduced board members and staff. She then introduced the evening's agenda and turned the time over to J. Ayer to lead the discussion.

MASTER PLAN UPDATE

J. Ayer introduced the subject by reviewing the email that had been sent to board members asking for them to come to the meeting prepared to review the Master Plan and the Zoning Ordinance, and to come with three (3) ideas that could be discussed.

P. Sanfacon said she reviewed the Actions of the 2004 Master Plan and said there were few actions that had been addressed. J. Morgenstern said he had also reviewed the actions of the 2004 plan. He said that perhaps the board should review what actions are still valid, adding that the Board hasn't done any of them yet.

J. Gagnon said that we could at least update the population table and other tables throughout the plan. He further suggested that we should consider changing the two (2) acre zoning in the Historic District. We could consider tying the ability to have a smaller lot size to a requirement to build a historic home on the lot.

D. Waitt said he thought we should review the school district's needs as well and see if there is anything we could plan for regarding school district facilities or needs. K. Hayes said he thought that was not the domain of the planning board but the school board. A lengthy discussion ensued regarding inclusion of the school district in the master plan.

J. Ayer reminded the planning board about the Town Administrator's suggestion to form a subcommittee to prepare the master plan update. He suggested this could consist of about three (3) board members.

W. Hall suggested sending out a call for updates of information from the town departments. A discussion ensued regarding how often the master plan needs to be updated.

J. Morgenstern said if we are going to form a committee, we should do so and let the committee get going on the update. K. Hayes said the planning director of someone could highlight what needs changing. J. Gagnon said we should change the definition of workforce housing that is in the plan as it differs from the state's definition in the new statute.

J. Morgenstern noted that while updating the departmental information is needed, it is not enough. There are other things that need to be worked on. A discussion ensued regarding what should be updated and where to begin.

P. Sanfacon said we should get out an update request to departments. K. Hayes suggested a time limit to respond by July 5, 2009. The planning director will send out the request.

D. Corrigan read from RSA 674:3 regarding requirements for updating the master plan and reaffirmed that the planning board is charged with preparing the master plan, that boards are recommended to revise plans every 5 to 10 years, and that the general public and others need to be notified of updating to be able to offer input.

P. Sanfacon asked about NH Housing Finance Authority assistance availability. J. Ayer said he has tried to get in touch with NHHFA rep. Ben Frost by email and phone, but has not heard back. P. Sanfacon recommended contacting Greg Dickenson who chairs the NHHFA board and is a Gilford resident and well known in the community.

The board discussed moving on to the next agenda item, a discussion of 2010 zoning amendments. J. Ayer added that it would be good to at least have board members review the Housing section of the master plan as the board is anticipating a zoning amendment for Workforce Housing and the new ordinance should be based on something in the master plan.

R. Sonia asked if we have our fair share of workforce housing. J. Ayer explained that the goal of the workforce housing statute is not necessarily to make sure we all have our fair share of affordable housing but to provide a regulatory way to allow continued development and availability of affordable housing. Discussion ensued on workforce housing.

J. Gagnon suggested that allowing easier development of duplexes would help. P. Sanfacon said the board tried a few years ago to remove the limitation of having to be connected to sewer to develop multiple family housing so it would be reasonably possible to develop such affordable projects, but the voters voted it down. J. Gagnon said we need to decide how much we want to allow, adding that we at least need to allow some.

D. Corrigan said the benchmark to meet fair share for Fannie Mae and Freddie Mack is fifteen percent (15%) affordable units in each project they loan money for. He said NHHFA pushes inclusionary zoning. Their model ordinance is available on their web site. It requires incentives. The regulations we will get with the grant from them will be this kind of housing. IT requires fifteen percent (15%) of units to be affordable or workforce units. Discussion ensued. J. Ayer was encouraged to communicate with NHHFA and pursue the grant as had been voted on earlier.

DISCUSSION OF POSSIBLE 2010 ZONING AMENEDMENTS

J. Ayer reviewed his list of possible amendments in 2010.

1. Amending the ordinance to address Workforce Housing. The board did not discuss this given the discussion that already occurred.
2. Amending the table of uses. The board agreed to review the table of Accessory Uses.
3. Allowing Development Signs. J. Ayer noted that this is also on Dave Andrade's list (see below). The board agreed to review this.
4. Prohibiting electronic changeable copy signs. The Board did not want to consider this, and expressed support of the use of such signs.
5. Requiring removal of abandoned signs. The board did not wish to explore this at this time.

J. Ayer then reviewed a few amendments "left over" from 2009.

1. Restricting excavation of slopes to create buildable lot area. The board did not want to pursue this amendment.
2. Reducing parking requirements. The board expressed interest in looking into this.
3. Establishing wetlands setbacks. This had been proposed a few years ago in a discussion with the Conservation Commission. A majority of regular board members expressed strong opposition to this amendment idea.

J. Ayer reviewed a list of amendments proposed by Code Enforcement Officer David Andrade.

1. Define "Obnoxious Use" as used in Section 6.2. Planning Board members did not want to pursue this amendment.
2. Allow Campgrounds in the NRR zone. The board did not want to pursue this amendment.
3. Reduce setbacks for accessory structures. The board was willing to consider this amendment with some limitations. Side setbacks could be reduced to the rear setback standard, but this should not be for barns or similar structures where animals or other odorous or otherwise offensive materials may be kept.
4. Change Obnoxious Use regulation in Section 6.2 so hearings by Selectmen and Planning Board are not required. The board was not interested in pursuing this amendment. They recommended the Selectmen could incorporate this into a town ordinance to regulate junk and deleterious materials in yards as was discussed a few years ago.
5. Amend Section 6.6 regarding Keeping of unregistered motor vehicles, to coincide more with RSA 236:112 so unregistered cars may be kept. Also cars should be suitable and intended for use on the highway. Board members said they would be interested in pursuing this amendment this year.
6. Amend Section 6.7.1 regarding Issuing building permits for Class VI road lots. The board did not want to pursue this amendment.
7. Amend Section 6.20 so cisterns are specifically required and fire ponds are not. The board expressed interest in this amendment proposal. They also asked why the fire chief could not require this today. A recommendation from the fire chief would be needed on

this amendment.

8. Allow complex signs. The board was interested in this amendment.

9. Reference RSA 155-E in Section 11.4.2 regarding mining of sand and gravel and create operational and reclamation standards. The Board expressed concern for this matter, but did not want to pursue it this year.

10. Amend Section 21.5 to impose a 2 year time limit on building permits once construction has begun. The Board expressed interest in pursuing this amendment.

DISCUSSION OF FIRE POND – HERB FURNEE – MARJORIE’S WALK SUBDIVISION

J. Ayer provided an update on the fire pond situation at Herb Furnee’s subdivision at the end of Belknap Mountain Road. He advised the board that Mr. Furnee had replaced a section of the pipe at the elbow below the dry hydrant. Mr. Furnee had also dug up the pipe under the spillway and found no cracks or breaks. He reported that Mr. Furnee was planning on a pressure test of the line with the fire department. If no breaks or other problems were found, they would test the hydrant flow again. No specific time was set, but J. Ayer said that the fire department and Mr. Furnee made it sound as though they were going to do the tests during the latter part of the week. The board was pleased to hear that there was progress being made.

J. Ayer also reported that the town has no record of an up-to-date bond for the fire pond. The bond that had been in place earlier expired December 22, 2008. Meredith Village Savings Bank had issued that bond and they also have no current record of a bond being in place. The previous bond was for \$18,000.

DISCUSSION OF REQUEST FOR TEMPORARY LOGGING OPERATIONS – PHIL MORIN – 1477 LAKESHORE ROAD

J. Ayer explained Phil Morin’s intent to log his property. The logger needs a flat staging area at the front of the property. Mr. Morin’s logger started excavating to create the landing which was observed by the Code Enforcement Officer. The Code Enforcement Officer advised the logger and Mr. Morin that because his property is in the Commercial zone and there is an approved site plan for the site which does not show a landing for logging purposes, he would need to obtain Planning Board approval to continue.

Mr. Morin submitted a letter requesting that the Planning Board approve the logging of his property to include selective cutting of trees, excavation to create a temporary landing for the logging operation which would be restored to original grades after the logging is complete.

K. Hayes moved to allow Mr. Morin to proceed with his logging operation as proposed in his letter under the condition that (1) he install a silt fence and monitor Black Brook (for siltation from the logging operation on his property) and that (2) he restore the land to its present contours when logging is complete, and that he reseed the area and guarantee that perennial grass is growing. Second by D. Waitt.

J. Morgenstern asked if we would need to get an accurate measurement of current grades on the site. K. Hayes said he did not think the grades could be altered to such an extent that they could not be easily restored to roughly what they are today.

Motion passed unanimously.

APPROVAL OF MINUTES – May 4, 2009 and May 18, 2008

K. Hayes moves to accept the minutes of May 4, 2009 and May 18, 2009 with one minor correction to capitalize the letter K. on page 5 of the May 18th minutes about ²/₃ of the way down the page. Second by R. Sonia. Motion passed unanimously.

ADJOURNMENT

R. Sonia moved to adjourn at 8:35 p.m. Second by R. Vaillancourt. Motion passed unanimously.

Respectfully Submitted,

John B. Ayer, AICP
Director of Planning and Land Use