

**MINUTES
GILFORD PLANNING BOARD
NOVEMBER 16, 2009
CONFERENCE ROOM A
7:00 P.M.**

The Gilford Planning Board met in regular session on Monday, November 16, 2009 at 7:00 p.m. in Conference Room A in the Gilford Town Hall.

In attendance were: Chair-Polly Sanfacon, Vice Chair-John Morgenstern, Selectman's Representative, Kevin Hayes; Regular Members: Jerry Gagnon, Richard Vaillancourt, Richard Waitt and Richard Sonia. Alternate(s): Dennis Corrigan.

Member(s) absent: Alternates: Carolyn Scattergood, Andrew Garfinkle, Wayne Hall and David Arnst.

Also present were John B. Ayer, Director of Planning and Land Use and Stephanie Verdile Philibotte, Technical Assistant.

P. Sanfacon led the Pledge of Allegiance, introduced Board members and staff.

P. Sanfacon introduced the only application.

Paugus Bay Plaza Condominium Association

Applicant is proposing to renovate 3045 sq. ft. of vacant existing commercial space into a 42- seat restaurant/bar that will also offer food delivery service proposed in Paugus Bay Plaza on Tax Map & Lot #201-001.000 located at 131 Lake Street in the Commercial Zone.
Change of Use Plan Review.
File #2009003817.

J. Ayer said the application is complete.

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

Jon Rohke, agent representing the application, gave a brief presentation to the Board. He explained the location of the unit within Paugus Bay Plaza proposed for the new use. He said they have to make some renovations to the existing kitchen and the interior. He said they will be offering a full service food and bar business. He explained the restrooms are located outside the unit but that was acceptable by the Site Study Committee. He reviewed the other uses on site and said the shared parking should not be a problem since existing commercial uses have different hours of operation than the proposed bar restaurant. He reviewed the items discussed at the site study meeting and said most of the issues were building code related but he would add all the items of discussion to the final plan.

Discussion ensued about parking on site and J. Ayer said he reviewed the site during the day and there was enough parking for the existing uses operating during the day. He said there does not seem to be a problem with the shared parking on site and if a problem does arise, the Planning Board has the ability to review the parking situation.

Discussion ensued about the solid waste storage and the disposal of food waste and grease on site.

The Board reviewed a letter from Sheldon Morgan, Health Officer, which explained to the applicant the state health regulations for proper solid waste storage and disposal.

P. Sanfacon asked about the outside smoking area. J. Rohke said people have to be located away from the canopy of the building but they will have an area for smokers.

Discussion ensued about the number of proposed employees. Peter Burr, applicant, explained they are beginning with three and would hope to grow into more. He said the delivery driver may be part time.

K. Hayes asked about the grease trap system. P. Burr said the Dept. of Health has been to the site and approved the system that is in place.

K. Hayes and J. Rohke reviewed the fire exits for the employees and the customers. J. Rohke explained they have to submit plans for the fire suppression system and comply with the fire and building codes.

P. Sanfacon opened the hearing for public input; being none, she closed the public hearing.

DELIBERATIONS

Paugus Bay Plaza Condominium Association

Motion made by J. Gagnon, seconded by K. Hayes, to table the application to December 7, 2009 in order to have the applicant to include the following items on revised plans:

- 1 A note on the plan describing seating for 42 patrons to include the restaurant and divider/bench seating.
- 1 The dumpster location is to be shown on the plan.
- 1 A note on the plan stating the Fire Department's Maximum Occupancy number.
- 1 A note on the plan indicating where the smoking area is to be located and maintained.

Discussion ensued about signage for the site. J. Ayer explained the recent approvals within the Master Sign Plan and spoke of some of the space available for the applicant.

P. Sanfacon discussed other items that should be included in the motion and on the plan as

follows:

- 5 Show the location of the compressors for the keg/cooler room.
- 5 Dimensions need to be added to the rooms.
- 5 Include “Boomer’s Place” to the title block.
8. A note on the plan stating the grease trap and the system has the capacity to service the use.

J. Gagnon agreed to the amended motion. P. Sanfacon called for the vote. Motion carried with all in favor.

Other Business

J. Morgenstern discussed the engineering firm selection process and said the Board’s procedures may have to change based on the types of development proposed.

Discussion ensued about the plan review process and when the engineer will review the plans and how the process will work for the town and the applicant.

Minutes –Motion made by R. Sonia, seconded by R. Waitt, to approve the minutes from October 19, 2009, as amended. Motion carried with R. Vaillancourt abstaining.

Motion made by R. Sonia, seconded by R. Waitt, to approve the minutes from November 2, 2009 as amended. Motion carried with all in favor.

2010 Proposed Zoning Amendment review

J. Ayer reviewed the proposed changes for the amendments from the November 2, 2009 work session meeting with the P. Board, Conservation Commission and Zoning Board of Adjustment.

6.20 Fire Protection for Residential Property

The Board discussed adding wording to say “must be approved by the Fire Department”. J. Ayer said he discussed the fire regulations with Dana Pendergast, Fire Inspector, and they included the wording to add “the standards of NFPA 1142, Standards on Water Supplies for Suburban and Rural Fire Fighting” to the proposed amendment.

5.1.4 Side Setback Area

J. Ayer said that D. Andrade suggested using “detached” accessory building for the amendment and that according to the building code the only thing temporary is a tent erected for 180 days or

less. ”

D. Andrade said he does not care if the accessory building has a foundation or not in relation to the amendment J. Morgenstern discussed revising the definition of “Accessory Building”.

6.2 Nuisances

JA said he added this proposed “nuisance” amendment has been revised to say it does not apply to agriculture uses. Discussion ensued about the permitted uses if they turn into a nuisance.

6.6 Unlicensed and Commercial Vehicles

J. Ayer reviewed some of the revisions he made. D. Andrade said some offenders may be grandfathered against this ordinance. J. Ayer said he would check with Town Counsel to clarify.

Steep slopes will be discussed at November 30th meeting at 3:00 pm

Adjournment – Motion made by R. Sonia, seconded by K. Hayes, to adjourn at 9:05 p.m.
Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte
Technical Assistant