

**MINUTES
GILFORD PLANNING BOARD
JANUARY 19, 2010
CONFERENCE ROOM A
7:00 P.M.**

The Gilford Planning Board met in regular session on Tuesday, January 19, 2010 at 7:00 p.m. in Conference Room A in the Gilford Town Hall.

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

Member(s) absent: Selectman's Representative, Kevin Hayes, Richard Vaillancourt and 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. She read the rules of procedure for the public hearing. She appointed D. Corrigan to replace absent regular member Richard Vaillancourt.

P. Sanfacon introduced the first application. And noted the applicant has requested the **AT&T Mobility** application be tabled until February 1, 2010.

AT&T Mobility

Applicant proposes to co-locate additional antennae and provide associated equipment at an existing cellular telephone telecommunications facility on Tax Map & Lot #213-094.000 located at 9 Old Lakeshore Rd. in the Commercial Zone and Aquifer Protection District. Amended Site Plan Review. File #201000004.

Motion made by D. Corrigan, seconded by R. Sonia, to table the application until February 1, 2010. Motion carried with all in favor.

P. Sanfacon introduced the next application.

Gilford School District SAU #73

Applicant proposes to renovate existing wood frame structure to accommodate school administrative unit offices on Tax Map & Lot #226-055.000 located at 2 Belknap Mountain Rd. in the Single Family Residential District, the Historic Overlay District and the Aquifer Protection District. Government Site Plan Review. File #201000005.

Tim Bartlett, Supervisor of Buildings and Grounds for Gilford School District and Scott Isabelle, Business Manager, SAU #73, representing the application, gave a brief presentation to the

Board.

T. Bartlett explained the renovations to the existing building in order to accommodate the SAU offices. He explained some changes that have to be made to some of the lower level space as required by the fire code. Another area has ceilings that are too low to meet fire and building codes and will only be used for storage. They have added a second means of egress to the second floor in order to meet the fire codes. J. Gagnon questioned the need for the additional forms of egress. T. Bartlett explained the reasons for code requirements.

P. Sanfacon asked about the storage use for the unfinished attic area. She said that when the library was there, they were only able to have limited area for storage due to structure issues. T. Bartlett explained that due to additional wall support beams being installed under the attic area, they may be able to slightly expand the storage area in the attic. He said they will have to replace all the wiring and a new oil tank. They will be removing the underground oil tank and the new tank will be installed when the plumbing is under way. He said the bidding process is underway and they hope to occupy the building in May 2010.

R. Sonia asked about the parking spaces. S. Isabelle said the Town of Gilford will allow 4 (or 5) parking spaces along Belknap Mountain Rd. and 5 (or 4) parking spaces along Easy Street.

T. Bartlett said they are planning on installing a sign in the front of the building at the end of the walkway. He spoke about using a 4'x 4' size sign.

D. Corrigan spoke about the Historic District requirements for the signage and R. Waitt said they have been before the Historic District Commissioners.

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

Minutes

Motion made by R. Sonia, seconded by R. Waitt, to approve the minutes of November 9, 2009 as presented. Motion carried with J. Morgenstern abstaining.

Motion made by J. Morgenstern, seconded by J. Gagnon, to approve the minutes of December 15, 2009 as amended. Motion carried with R. Sonia abstaining.

Motion made by D. Corrigan, seconded by R. Sonia, to approve the minutes of December 21, 2009 as they will be amended. Motion carried with all in favor.

Other Business

P. Sanfacon suggested the Board review the Master Plan issues to be discussed for the next work session to be held on February 1, 2010. J. Ayer will email the minutes from the last work session where the Board discussed changes to the Master Plan. D. Corrigan will review ordinances against the Master Plan to see if they are compatible.

Members up for re-appointment in 2010.-Polly Sanfacon, Dick Vaillancourt, and David Arnst.

Adjournment – Motion made by R. Sonia, seconded by J. Morgenstern, to adjourn at 7:40 p.m.
Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte
Technical Assistant