

**MINUTES
GILFORD PLANNING BOARD
MAY 17, 2010
CONFERENCE ROOM A
7:00 P.M.**

The Gilford Planning Board met in regular session on Monday, May 17, 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; Selectman's Representative, Kevin Hayes; Regular Members: Jerry Gagnon, Richard Waitt, and Richard Sonia. Alternate(s): Dennis Corrigan and Chan Eddy.

Member(s) absent: Richard Vaillancourt and Wayne Hall.

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 C. Eddy to replace absent Regular Member Richard Vaillancourt.

P. Sanfacon introduced the first application.

White Oaks Rd., LLC

Applicant proposes a three (3) lot subdivision on Tax Map & Lot #226-013.000 with lots ranging in size from 1.15 acres to 1.97 acres located at 146 Gunstock Hill Rd. in the Single Family Residential Zone. Subdivision Plan Review. File #2010000103.
Tabled from May 3, 2010. (The May 3, 2010 meeting was cancelled.)

Motion made by R. Waitt, seconded by J. Gagnon, to take the White Oaks Rd. application off the table. Motion carried with all in favor.

Dean Clark, agent representing the application, gave a brief presentation to the Board. He explained he altered the frontage of the proposed Lot #2 in order to have the driveway location in a better location for sight distance and to help address the concern of the abutter. J. Gagnon spoke about the labeling of the driveway location.

Discussion ensued about how to label the location of the driveway. J. Ayer said they should consider keeping the note on the plan that describes if there is a change in location of the driveways the property owner would have to come back to the Planning Board for approval.

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

P. Sanfacon introduced the next application.

Tammy Dunn and Gilford Young Rd. LLC

Applicants propose a ten (10) lot subdivision on 207 acres on Tax Map & Lot #207-002.001 and #231-001.000, consisting of nine (9) lots ranging in size from 1.6 acres to 7.9 acres, and one (1) lot 170 acres in size, located at 150 Young Rd. in the Limited Residential Zone. Subdivision Plan Review. File #2010000104. *Tabled from May 3, 2010.* (The May 3, 2010 meeting was cancelled.)

Motion made by J. Gagnon seconded by R. Waitt, to take the application off the table. Motion carried with all in favor. P. Sanfacon announced the Board completed the site inspection prior to the meeting and said the hearing will be to discuss the findings of the site walk.

Bryan Bailey, agent representing the application, gave a brief presentation to the Board. He reviewed the discussions that took place on the site walk. He discussed the concerns of the drainage issues for Lot #9 and the length of the road and cul-de-sac. He said the center of the cul-de-sac is at the 1000' mark and if it were to be moved back it would end up on the wetland. He said he spoke with John Ayer about his interpretation of how to measure the length of the road and the width of the cul-de-sac. He does not believe that he needs to seek further relief for the proposed road length and would like the Planning Board to approve the plan as proposed. He discussed the sheds located on the property that are in violation will be removed. The shed that was supposed to be removed as part of the Boundary Line Adjustment approval has been removed.

J. Gagnon spoke about the wetland area in front of Lot #9. B. Bailey said there will be a catch basin in the cul-de-sac and the drainage from the road will run off into the wetland in the front of Lot #9. B. Bailey said that he could solve it with a retaining wall on Lot #9 but he does not mind moving the driveway closer to Lot #10 in order to prevent building the retaining wall, with the condition the driveways are built at the time of the construction of the road.

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

DELIBERATIONS

White Oaks Rd., LLC

Motion made by R. Sonia, seconded by R. Waitt, to approve the application with the following conditions:

1. The driveways being installed where they are shown on the plan.
2. The applicant obtaining any other federal, state, or local approval that may be required.

Motion carried with all in favor.

Tammy Dunn and Gilford Young Rd. LLC

Motion made by R. Sonia, seconded by R. Waitt, to approve the application with the following conditions:

- 1 The applicant obtaining DES approval for the wetland crossing.
- 1 The plan being revised to show the drainage easement for the cul-de-sac drainage and 15 inch diameter drainage pipe.
- 1 The Planning Board hereby waiving the maximum length of a cul-de-sac to allow an 1,100 foot right-of-way.
- 1 The Board of Selectmen also waiving the maximum road length for a cul-de-sac.
- 1 The applicant obtaining any other federal, state, or local approval that may be required.

Discussion on the motion

J. Morgenstern proposed amending the motion to add the following conditions of approval:

- 6 An easement on Lot #10 will be provided for the driveway to Lot #9 and will be shown on final plan.
- 7 The driveway for Lot #9 will be constructed at least 50' from the edge of the road pavement at the time of the road construction.

R. Waitt and R. Sonia agreed to the motion amendments. Motion carried with all in favor.

Minutes

Motion made by R. Sonia, seconded by R. Waitt, to approve the minutes from April 19, 2010 as amended. Motion carried with all in favor.

Other Business

J. Ayer reviewed the draft documents that D. Corrigan presented to the Board to discuss for possible By-Laws amendments.

Discussion ensued about the wording of how the proposed amendment should read and if the Board needs to amend the By-Laws. J. Gagnon discussed the problem with using "proposed" driveway location on final plans as he believes "proposed" is not definite. J. Ayer and S. Morgan discussed the issue and he said the Board has been requiring it unofficially as it is not located in the regulations. He thinks driveways should be shown in order to identify the lot does have safe access to a road. He said that actually the requirement should go into the Subdivision Regulations and that if there is a change on the location of an approved driveway it would be reviewed by S. Morgan and J. Ayer. He said that there are a few exceptions where the applicant would have to come back to the Board to change the location of the driveway and one is where it is located in "critical elevation".

Motion made by R. Waitt, seconded by R. Sonia, to add standards into yellow pages. J. Ayer suggested if the Board has any other ideas for amendments to the yellow pages to complete them

all at once. P. Sanfacon asked J. Ayer to work on a few issues that could be included in the yellow pages amendment.

J. Ayer discussed the draft proposal submitted by D. Corrigan for “Length of Presentations” to be added to the By-Laws. P. Sanfacon would like the notification of the time limit to be advertised somewhere for the applicant. She suggested that it be added to the application form. J. Morgenstern said it should be added to the By-Laws.

Motion made by R. Waitt, seconded by J. Morgenstern, to add ‘length of presentations limit’ to the Planning Board By-Laws and hold a public hearing. Motion carried with all in favor.

Adjournment – Motion made by R. Sonia, seconded by K. Hayes, to adjourn at 7:55 p.m. Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte
Technical Assistant