

MINUTES
GILFORD PLANNING BOARD
JUNE 21, 2010
CONFERENCE ROOM A
7:00 P.M.

The Gilford Planning Board met for a public hearing on Monday, June 21, 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, Richard Vaillancourt, and Richard Sonia. Alternate(s): Wayne Hall, and Chan Eddy.

Member(s) absent: Dennis Corrigan.

Also present were John B. Ayer, Director of Planning and Land Use and Sandra Bailey, Temporary Assistant.

P. Sanfacon led the Pledge of Allegiance, introduced Board members and staff, and read the rules of procedure for the public hearing.

P. Sanfacon introduced the first application.

1. Christine & Richard Me

Applicant proposes to operate an antenna manufacturing as a home occupation within a residential dwelling unit pursuant to Sections 4.6.5 & 4.7.6 (e) Home Occupation of the Gilford Zoning Ordinance on Tax Map & Lot#203-206.000 located at 7 Country Side Dr. in the Single Family Zone. Home Occupation Plan Review. File#2010000213

J. Ayer said the application is complete.

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

Richard Metz, representing the application, gave a brief presentation to the Board. It is the desire of Mr. and Mrs. Metz to move their antenna business from its location in Lakeport, to their home in Gilford, where they have lived since 1970. R. Metz further stated that this move is due partly to the state of the economy and this is a small business, grossing between \$175K and \$200K per year. In addition, they are having an auction soon to liquidate their vehicles and other items, so that the space will be available for their home occupation. R. Metz further stated that there will be no signage, no retail sales and that they ship once a day via UPS at 3:30 p.m.

Christine Metz added that the site has no hazardous waste and has hard-wired fire alarms. She also stated that no one will know that there is a business going on inside the building. P. Sanfacon asked C. Metz to show Board members the antenna the antenna that she brought with

her tonight. J. Ayer produced a photo of the Metz property from last year and asked C. Metz to show the Board where the business would be located. He also pointed out that the photograph shows adequate parking.

J. Morgenstern inquired about the largest size antenna that is assembled. R. Metz stated that the sample shown tonight is the typical of the size they make. J. Morgenstern expressed concern with someone else taking over their business and constructing very large antennae. He recommended that the Board approve the existing product line and if it changes, have the applicant return for further approval. This would provide the Board with some recourse in the event the business is sold.

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

P. Sanfacon introduced the next application.

2. Laconia Benevolent & Protective Order of Elks #876

Applicants propose to add a 10' x 20' wooden storage shed at an existing commercial site on Tax Map & Lot #211-003.000 located at 17 Sugarbush Lane in the Professional Commercial Zone. Amended Site Plan Review.
File #2010000214.

J. Ayer said the applicant has requested waivers from the checklist and the Board has to decide if they are going to grant the waivers and then accept the application as complete.

Motion made by R. Sonia, seconded by R. Waitt, to grant the waiver for 1. Paper size (to allow 24" x 36"). Motion carried with all in favor.

Motion made by J. Gagnon, seconded by J. Morgenstern, to grant the waiver for 11. Boundary survey (used 2005 survey information). Motion carried with all in favor.

Motion made by R. Waitt, seconded by R. Vaillancourt, to grant the waiver for 16d. Wetlands survey (used 2005 wetlands survey information). Motion carried with all in favor.

P. Fluet briefly explained the location of the shed in relation to the wetlands. Concern was expressed regarding migrating wetlands, with P. Fluet stating that there have been no flooding issues on the property since the Elks purchased the property in 2004.

Motion made by R. Vaillancourt, seconded by J. Gagnon, to grant the waiver for 18. Drainage calculations (adding only 200 square feet of impervious surface). Motion carried with all in favor.

Motion made by K. Hayes, seconded by R. Vaillancourt, to grant the waiver for 26. Revised parking information (storage shed will not generate additional parking demand). Motion carried with all in favor.

Motion made by R. Sonia, seconded by J. Gagnon, to accept the application as complete.

Motion carried with all in favor.

Paul Fluet, agent representing the application, gave a brief presentation to the Board. The proposed shed is a kit with a gambrel roof and vinyl siding that will match the existing building. The lot coverage is still under the maximum allowed. The trees and vegetation along Route 11-A provide adequate screening of the property.

J. Ayer asked P. Fluet to add the existing signage to the plan. He also brought up the matter of the discussion that took place at the Site Study Meeting regarding the sewer line. J. Ayer indicated that the Elks Lodge would like the Town to take over ownership of the sewer line. Sheldon Morgan, Director of Public Works and Brian DeNutte, Sewer Technician, have agreed that if a videotape is made showing the condition of the line, the Town would be able to take over ownership. This is the best way to determine the condition of the line, since other alternatives would necessitate shutting off service to the veterinary hospital and senior housing complex. P. Fluet read aloud the note that he has included in the plan regarding the sewer.

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

DELIBERATIONS

Christine & Richard Metz

Motion made by J. Morgenstern, seconded by K. Hayes, to approve the application subject to the following condition(s):

- 1 The applicant providing an employee parking space, providing safe off-street space for pick ups and deliveries.
- 1 The applicant shall not conduct the business on this site until all showroom vehicles are removed from the property.
- 1 The site shall be restricted to the manufacturing of equipment and electronics to that which is being offered by the company presently, according to published material.
- 1 The applicant obtains any other federal, state, or local approval that may be required.

Motion carried with all in favor.

Laconia Benevolent & Protective Order of Elks #876

Motion made by K. Hayes, seconded by R. Vaillancourt, to approve the application subject to the following condition(s):

- 1 The five (5) checklist waivers that were granted earlier.
- 2 The applicant obtains any other federal, state, or local approvals that may be required.

Motion carried with all in favor.

Lin & Twei Bi

Applicants propose to add open air dining on the front of the building for 44 additional seats to be used in the summer on Tax Map & Lot #201-002.000 located at 89 Lake Street in the Commercial Zone. Amended Site Plan Review. File #2010000215.

P. Sanfacon read a letter from Dean Clark, agent representing the Lin & Twei Bi, Amended Site Plan Application, requesting the application be tabled until July 19, 2010.

Motion made by R. Waitt, seconded by R. Vaillancourt, to table the application until July 19, 2010. Motion carried with all in favor.

Minutes

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

Motion made by R. Sonia, seconded by J. Gagnon, to approve the minutes from May 17, 2010 as presented. Motion carried with all in favor.

Extensive discussion ensued on the May 17th site visit and the proper procedure that an applicant should follow if they need to request a waiver of the permitted road length for dead-end streets. J. Ayer will discuss this matter further with Town Administrator Dunn and advise him that the Planning Board would still like to make these waivers conditions of approval. It was reiterated that it is necessary for an applicant to receive a waiver from the Planning Board, as well as the Board of Selectmen, who have the final say on all road acceptance.

J. Morgenstern stated that he has some concerns with the June 7, 2010 minutes. He stated that he did not interpret the discussion to include a complete re-write of the Wetlands Ordinance, only the portion of it concerning wetlands buffers. He would like the minutes re-written to reflect this. J. Morgenstern will meet with S. Verdile to review these minutes.

Motion made by J. Morgenstern, seconded by J. Gagnon, to table minutes to the July 19, 2010 meeting. R. Vaillancourt added that he thought the discussion was about re-writing the whole ordinance, not just section on buffers.

Other Business

Proposed Stormwater Regulations - J. Ayer compared two sets of Stormwater Regulations and advised the Board that he will provide a written comparison for them. He gave the Board members several examples of how the regulations differ.

D. Andrade showed J. Ayer a photograph of a windmill on fire today. It supports position of Planning Board regarding height requirements for windmills.

P. Sanfacon asked J. Ayer about Steve Grant, who needs to come before the Planning Board for

an extension of an approval. J. Ayer stated that he will make contact with him again.

Adjournment – Motion made by R. Sonia, seconded by J. Gagnon to adjourn at 8:07 p.m.
Motion carried with all in favor.

Respectfully submitted,

Sandra J. Bailey
Temporary Scribe