

**MINUTES  
GILFORD PLANNING BOARD  
NOVEMBER 1, 2010  
CONFERENCE ROOM A  
7:00 P.M.**

The Gilford Planning Board met for a Worksession on Monday, November 1, 2010, 2010 at 7:00 p.m. in Conference Room A at the Gilford Town Hall.

In attendance from the Planning Board were: Chair-Polly Sanfacon; Vice Chair-John Morgenstern; Selectman's Representative, Kevin Hayes; Regular Members: Jerry Gagnon, Richard Vaillancourt, and Richard Sonia. Alternate(s): Dennis Corrigan and Wayne Hall (arrived at 7:12).

Members absent: Richard Waitt and Chan Eddy

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.

**2011 Zoning Amendments**

J. Ayer reviewed the proposed zoning amendment meeting schedule and gave the Board the option to have an additional meeting in November if they would like to. P. Sanfacon said they would wait and see how much they get done with the current meeting schedule.

K. Hayes asked J. Ayer about the status of the Conservation Commission and if there had been any information from them since the Work Session. J. Morgenstern spoke about the Commission agreeing to provide information and suggested criteria to the Planning Board about runoff and drainage to help them technically review Planning Board applications.

Discussion ensued about the presentation made by Pat Tarpey and if that was the answer from the Conservation Commission to provide the Planning Board with information and criteria about runoff and drainage for a wetlands setback.

**Home Occupation**

J. Ayer brought up the continuing discussion over the current “Home Occupation” standards. The Board discussed criteria for “Home Occupation” and what uses are acceptable and ones that are not. They discussed paving companies as not meeting the criteria of a home occupation.

Brief discussion ensued about Peter Ames attending and his interest in the wetlands buffer proposal.

J. Ayer said the Board is not going to pursue wetlands buffers this year. J. Morgenstern said they would like the Conservation Commission to advise and assist the Board on specific properties not with creating general regulations.

The Board returned to discussing the “Home Occupation” regulations. J. Ayer reviewed the regulations. The Board discussed there should be clarification with the uses being for commercial uses only so as not to confuse people who may have a boat and trailer for their personal use.

J. Ayer said he will re-write the proposal and present it to the Board.

### **Parking**

J. Ayer reviewed the proposed changes to the parking requirements with the Board. J. Ayer spoke about some of the uses currently having too much parking and other uses do not have enough. The Board discussed the parking at Lowe’s and there seems to be an excessive amount of parking although it is a shared parking situation. J. Ayer reviewed the intent of shared parking and that it is for uses and businesses that operate at different times of the day.

The Board would like to see some rationale behind the proposed number of parking spaces. J. Ayer suggested he could review the APA Handbook for the parking requirements to help explain to the Board the proposed parking requirements. The Board decided they will review the proposed parking that J. Ayer provided as presented.

P. Sanfacon reviewed the proposed 2011 Zoning Amendment list for possible discussion.

## **Accessory Apartment**

The Board reviewed the proposed amendment. J. Morgenstern asked why there is a limitation on the number of bedrooms and J. Ayer and P. Sanfacon said it is to limit the number of children that live there.

Discussion ensued about the number of parking spaces that an “Accessory Apartment” should require and the Board agreed that four (4) spaces were adequate.

The Board agreed to expand the Accessory Apartment criteria and J. Ayer will re-write the proposal with a few changes including excluding Accessory Apartments in the Island Residential Zone. The Board discussed what the difference would be between a “Bunkhouse” and an “Accessory Apartment”.

D. Andrade recently reviewed a site plan that had expired against the regulations and is suggesting the Board modify the current “one-year” expiration requirement that is in the zoning ordinance to become more in line with the state regulations.

J. Ayer reviewed the 2011 Planning Board Meeting Schedule for the Board and discussed some alternative meeting dates and will present them to the Board.

J. Ayer asked the Board’s opinion about a proposed Physical Therapy use versus a Professional Office

**Minutes-** Motion made by, seconded by, to table the minutes from October 18, 2010. Motion carried with all in favor.

**Adjournment** – Motion made by R. Sonia, seconded by K. Hayes, to adjourn at 8:45 p.m. Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte  
Technical Assistant