

**MINUTES
GILFORD PLANNING BOARD
MARCH 21, 2011
CONFERENCE ROOM A
7:00 P.M.**

The Gilford Planning Board met for a public hearing on Monday, March 21, 2011 at 7:00 p.m. in Conference Room A in the Gilford Town Hall.

In attendance were Chair Polly Sanfacon; Selectman's Representative Kevin Hayes; Secretary Richard Waitt; Regular Member Richard Sonia, Richard Vaillancourt, and Jerry Gagnon; and Alternate Member Chan Eddy.

Those absent included Vice Chair John Morgenstern, and Alternates Dennis Corrigan 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, and read the rules of procedure for the meeting. She appointed C. Eddy to sit in the place of absent Regular Member John Morgenstern.

Public Hearings

P. Sanfacon introduced the application.

1 **Kevin Resca**

Applicant proposes to operate Outside Winter Boat Storage on Tax Map & Lot #242-143.100 located at 14 Glendale Place in the Resort Commercial Zone. Site Plan Review. File # 2011000006. *Tabled from February 28, 2011.*

Motion made by C. Eddy, seconded by R. Sonia, to take the application off the table.

Motion carried with all in favor.

Kevin Resca, representing the application, gave a brief presentation to the Board. He explained he will install a six foot stockade fence in the spring to meet the zoning and screening requirements. He said the fence will shield only the additional seven boats located there for commercial storage. He said he rents boat storage space for seven (7) boats, and also stores four (4) other boats on site. He explained the four boats are his personal boats and ones he stores for his son and friends. The Board discussed noting on the plan the number of boats allowed in the boat storage area. They decided the number of boats permitted in the commercial boat storage area should be limited to seven (7) boats, but that the applicant should not be limited on the number of personal boats stored.

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

DELIBERATIONS

1 **Kevin Resca**

Motion made by K. Hayes, seconded by R. Sonia, to approve the application subject to the following conditions which shall be included on the final plan:

1. The commercial boat storage area shall contain a maximum of seven (7) boats, not including the property owner's personal boats. The fence around the boat storage area shall be a six (6) foot tall stockade fence.
2. The applicant is required to obtain any other state, local, or federal permit that may be required.

Motion carried with all in favor.

Minutes

February 28, 2011 – Motion by J. Gagnon, seconded by R. Sonia, to amend and approve the minutes of February 28, 2011. Motion passed with all in favor.

Other Business

J. Ayer discussed a few topics with the Board. He discussed the recent 2011 Zoning Amendment approvals. J. Gagnon said he received a few phone calls that people were upset with the Planning Board's support of the "Accessory Apartment" amendment.

The Board discussed meeting with the Conservation Commission regarding the "Island and Shore Frontage District" zoning regulation (Section 5.2.1). The Board will discuss the possible 2012 zoning amendments at the April 4, 2011 meeting.

J. Ayer informed the Board about a recent state law under consideration that passed the House and is before the Senate, prohibiting the Planning Board from creating or enforcing regulations requiring fire sprinklers in single-family and two-family houses.

Adjournment – Motion made by R. Sonia, seconded by K. Hayes, to adjourn at 7:20 p.m. Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte
Technical Assistant