

**MINUTES
GILFORD PLANNING BOARD
WORKSESSION
OCTOBER 3, 2011
CONFERENCE ROOM A
7:00 P.M.**

The Gilford Planning Board met for a Worksession on Monday October 3, 2011 at 7:00 p.m. in Conference Room A at the Gilford Town Hall.

Planning Board members in attendance were Vice Chair Polly Sanfacon, Secretary Richard Waitt, Regular Members Jerry Gagnon, Dick Vaillancourt, Dick Waitt, and Richard Sonia, and Alternate Members Wayne Hall and Chan Eddy.

Planning Board members absent were Chair John Morgenstern, Selectmen's Representative Kevin Hayes, and Alternate Member Dennis Corrigan.

Staff present were John Ayer, Director of Planning and Land Use, and Stephanie Verdile Philibotte, Technical Assistant.

P. Sanfacon led the Pledge of Allegiance and introduced Board members and staff.

2012 Zoning Ordinance Amendment Discussion Items:

J. Ayer discussed the results from the joint meeting of the Planning Board and ZBA. J. Ayer said he met with J. Morgenstern and P. Sanfacon to review the comments and coordinate responses.

1. Section 5.2.1, Island & Shore Frontage District, and Section 5.1.1, Lot Size and Buildable Area.

J. Ayer discussed some concerns with ZBA members of referencing the 2009 Comprehensive Shoreland Protection Act (CSPA). J. Ayer said W. Hall and some others on the Planning Board and on the Conservation Commission had similar concerns.

R. Sonia discussed the comments made by the ZBA that the amendments were too "wordy". He was looking for suggestions on how to write ordinances without making them "wordy". J. Ayer said the "Best Management Practices" (BMP's) that are mentioned in the proposed amendment should be made available in the DPLU office. He said that Conservation Commissioner Diane Hanley said there are no BMP's for residential uses. He said that they could consider applying non-residential BMP's to residential uses. P. Sanfacon would like clarification on whether BMP's are used or are not used for residential uses. The Board agreed to research that.

2. Have the Planning Board provide the reason and intent of the ordinance amendments.

J. Ayer reviewed some of the purpose statements that he wrote for the proposed amendments. The Board further expressed its support for purpose statements. J. Gagnon suggested incorporating the purpose statements in a section of the ordinance to document the purposes of the changes to the ordinance.

3. Provide clearer language in the amendments and make more concise.

J. Ayer said J. Morgenstern commented the Planning Board will continue to work on this and the Board thought the purpose statements will help clarify language.

4. Exempt Agricultural Uses from zoning regulations and site plan reviews.

Board members discussed a recent event held at the Ramblin' V'ewe Farm. Concerns over parking and sanitation were discussed. The Board thinks some events held at farms need to have some type of regulation review for safety and sanitation reasons. The Board discussed what size or type of event would trigger a review from the town. J. Ayer said maybe the larger, more commercial farms should be regulated and not the smaller farms and farm stands. The Board suggested creating guidelines to provide people. Discussion ensued regarding various regulatory options. The Board determined to not move forward with an amendment for this in 2012 but will address it again later for possible amendment in 2013.

5. Not require a special exception for a home occupation in the Single Family Residential Zone.

J. Ayer reviewed why this amendment was proposed – to make home occupations a permitted use in the three main residential zones. The only residential zone where it is a special exception is the SFR zone. It is not permitted in the IR zone. J. Ayer discussed rewriting the current regulations for home occupations and home office, and making the keeping of large vehicles a separate use and making that a special exception in all residential zones. This was a suggestion of the ZBA. J. Ayer suggested the Board review the proposed revised home occupation standards.

6. All applications for a Special Exception should include complete site plans showing utilities, etc. as that is part of the criteria for a special exception.

J. Ayer restated the comment made at the joint meeting that this could be a part of the ZBA's application submission requirements instead of as a zoning amendment.

7. Work on the definition of "Roomers" and "Family" to clarify their definitions.

J. Ayer explained he did not make any changes to the definition of "Family", but he proposed and reviewed a change to the "Roomer" use description in Article 4. J. Ayer said an alternative would be to remove the definition of "Roomer" and utilize the "Family" definition. The Board discussed having some type of review through the special exception process. The

Board thought keeping the definition of Roomer and improving it would be better than deleting it altogether. J. Ayer will work on rewording the amendment.

8. The ZBA would like to be involved in the amendment process sooner.

J. Ayer said J. Morgenstern said he would like to continue this amendment process on a yearly basis. R. Sonia prefers having one Board or Commission at one time for joint meetings and not have all the Boards meet at once. The Board agreed and thought it was more productive to meet individually with the other Boards so their individual and unique perspectives can be addressed. Joint meetings among all three boards can still be held as circumstances require.

J. Ayer explained about having an extra meeting on October 24 in order to meet with the Conservation Commission again. The Board agreed to meet on that day.

Minutes –

Motion by R. Sonia, seconded by C. Eddy, to approve the minutes of the September 19, 2011 Planning Board and ZBA Joint Worksession and Planning Board Public Hearing as presented. Motion carried with R. Vaillancourt abstaining.

Other Business –

J. Ayer reported there is a request in from Attorney Rod Dyer to revise the conditions of approval for Hillside-Lakeside Condominiums and the related condominium Documents in order to allow year-round residency. They are waiting to hear from Town Counsel to determine whether they need Planning Board review.

Adjournment –

Motion by R. Sonia, second by R. Vaillancourt, to adjourn at 8:30 p.m.

All were in favor and the motion passed.

Respectfully Submitted,

Stephanie Verdile Philibotte
Technical Assistant