

**GILFORD BOARD OF SELECTMEN
PUBLIC HEARING ON
POTTER HILL ROAD LOT
April 30, 2008**

The Board of Selectmen held a special public hearing on Wednesday, April 30, 2008, at 6:00 p.m., at the Gilford Town Hall, 47 Cherry Valley Road, Gilford, NH. Selectmen present were Connie Grant, Gus Benavides and Kevin Hayes. Also present were Interim Town Administrator Debra Shackett and Administrative Secretary Sandra Bailey.

The Selectmen recited the Pledge of Allegiance.

Chairman Grant stated that the purpose of today's special public hearing is to receive input on the disposition of the Town's property located at 43 Potter Hill Road, which was originally intended for a new library. She then opened the hearing for public input.

Tony Ferruolo spoke on behalf of Gilford Village Knolls. He stated that they currently have 43 people on their waiting list. He also provided a brief history of Gilford Village Knolls – Phase I began in 1987 and Phase II was completed approximately two (2) years ago. Applicants must meet age and income requirements. Brief discussion ensued on the screening process for applicants and how their assets are handled.

Chairman Grant asked Mr. Ferruolo how many units would be provided with a Gilford Village Knolls III, if it were to be constructed on the site. Mr. Ferruolo replied that it would be one building, similar to Gilford Village Knolls II, with twenty-four (24) units.

Selectman Benavides stated that he is in favor of controlling spending, but also feels that it is the Town's responsibility to provide affordable senior housing. He further stated that there would be some loss in tax revenue, due to the tax-exempt status of Gilford Village Knolls. Brief discussion ensued on this, with Mr. Ferruolo stating that Gilford Village Knolls II does pay local and county taxes in the amount of \$7,000 per year.

Dennis Corrigan pointed out that the GALA initiative (Gilford – A Look Ahead) urged residents to keep senior citizens in Gilford. He encouraged the Board to allow the property to be conveyed to Gilford Village Knolls.

John Goodhue stated that he feels the property is worth approximately the same as it was when it was purchased by the Town. He also feels that the senior citizens in Gilford deserve this opportunity for additional

affordable housing.

Polly Sanfacon asked the Board if there is a timeframe in which they plan to sell the property. Chairman Grant felt that there would be some constraints for Gilford Village Knolls with financing, but asked a representative from Gilford Village Knolls to provide a timeframe.

Paul Stewart, of Stewart Property Management, provided an overview of the timeframe involved with financing. He also stated that they would seek financing through HUD.

Marion Gardner stated that she feels it is a privilege that she was able to stay in Gilford and live at Gilford Village Knolls. She is happy that she did not have to leave Gilford and hopes that others will be given the same opportunity.

Selectman Benavides asked Interim Town Administrator Shackett if she foresaw any problems with this process. She answered no. and went on to explain the Town's process to get authority to sell the parcel, which will require a meeting with the Planning Board, Conservation Commission and two (2) public hearings by the Board. If a citizen petition with fifty (50) signatures were to be received to stop the sale, the matter would then have to be placed on the 2009 Warrant.

Further discussion ensued on the financing process for Gilford Village Knolls and whether or not anything could be done in advance to expedite the process.

Interim Town Administrator Shackett was asked to read a letter submitted by Terry Stewart, who is opposed to the sale of the property to Gilford Village Knolls.

The public hearing was closed at 6:30 p.m.

Respectfully submitted,

Sandra J. Bailey
Administrative Secretary