

**GILFORD BOARD OF SELECTMEN
PUBLIC HEARING ON
POTTER HILL ROAD LOT
May 14, 2008**

The Board of Selectmen held a second special public hearing on Wednesday, May 14, 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 second public hearing is to receive any further 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.

Alice Boucher pointed out that GALA (Gilford – A Look Ahead) called for a community center and more senior housing. She is in favor of making it possible for senior residents to be able to stay in Gilford, through affordable senior housing. She also pointed out that Gilford Village Knolls II does make a payment, in lieu of taxes, for the Town and County taxes.

Kirk Dougall, a resident of Gilford Village Knolls II, likes the idea of more senior housing, but feels that the Gilford Village Knolls area is too congested and is, therefore, opposed to this potential expansion. His concerns include parking, steep slopes and wetlands.

Elizabeth Bruno, who lives next to Mr. Dougall, does not feel that the issues he brought forth are a concern.

Tony Ferruolo stated that the issue of the topography of the lot has been addressed with Architect Peter Stewart and Surveyor Steve Smith. Both feel that the 24-unit building could be constructed on the lot. Mr. Ferruolo also brought up the inclusion of senior housing in the 2004 Master Plan. He feels that this is a perfect opportunity for senior housing to expand in Gilford Village, giving residents close proximity to the library, church and schools. He is aware that they will have challenges with time constraints but feel this provides them with a perfect opportunity for expansion.

Paul Stewart, of Stewart Management Associates, stated that the deadline for HUD financing is July 10, 2008.

At this time, several residents of Gilford Village Knolls expressed many positive feelings about being able to continue residing in affordable housing within the Town of Gilford. They would like to be able to extend this opportunity to others.

Kirk Dougall feels that the lot is not large enough for the 24-unit building. Alice Boucher rebutted that they will only build what is able to fit on the parcel. Sandra McGonagle also feels that this parcel is the right “fit” for Gilford Village Knolls III. She then described the wonderful relationship that exists between the residents of Gilford Village Knolls and the Gilford Elementary School.

Chairman Grant asked for an explanation of the corporate structuring of Gilford Village Knolls and if the Directors are paid or volunteer. Paul Stewart provided her with a detailed explanation of the two existing Gilford Village Knolls projects and how the proposed Gilford Village Knolls III would be structured. Discussion ensued on Gilford Village Knolls’ existing loans and the services provided by Stewart Property Management.

Chairman Grant then read a letter from Timothy Long of Bedford, NH, who has stated that he would also like to purchase the property and would develop it for senior housing. Based on this correspondence, she would like to delay the Board’s vote on this matter until the next meeting. Paul Stewart provided additional information on the funding process involved for Gilford Village Knolls III and reiterated that there are no guarantees with the funding.

Several Gilford residents responded to Mr. Long’s letter by pointing out Gilford Village Knolls’ excellent track record and the advantages of providing non-profit senior housing vs. “for profit” senior housing.

The public hearing was closed at 6:46 p.m.

Respectfully submitted,

Sandra J. Bailey
Administrative Secretary