

Guilford Planning Board
MINUTES
Guilford Town Office
June 18, 2014

Call to Order: Meeting called to order at 7:00 P.M.

Attendance: Members present: Matt Holland, Chairman; Robert Elliot, and Lou Sidell - Secretary - Quorum present: Alternate present: Ed Davis - First Alternate, Clayton Griffin - Second Alternate.

Member Martha Ward joined the meeting in progress.

The Chairman tagged First Alternate Ed Davis as the voting member due to the absence of one of the Regular members

Also present: Keith Doore, Code Enforcement Officer and Tom Goulette, Town Manager.

Minutes: Member Elliot moved to approve the minutes of May 21, 2010 with the following corrections – Clayton Griffin's permit should read Map 16 Lot 36 and Michael Chase's permit should read Map 15 Lot 47. Member Griffin seconded Motion carried unanimously.

Code Officer's Report: For the board's information, CEO, Keith Doore, submitted the following report on permits that he has issued:

- o Northeast Wireless permit for an antenna on the existing tower on Map 41, Lot 15-1, 291 Guilford Center Road.
- o Lori Dumont, permit for a replacement deck 6' x 10', Map 2, Lot 14, 295 Water Street.
- o Jason & Brenda Gourley permit for truck garage 24' x 40' and an entrance to the house 18' x 8', Map3, Lot 36, 212 Wharf Road.
- o Sam & Cindy Herrick permit for 4' x 14' addition to the house and a 32' x 32' deck around the house, Map 2, Lot 6, 255 Water Street, next to Paul's Tires.
- o Davis Brother's Furniture permit for a breezeway between buildings, Map 11, Lot 71, 7 Elm Street.
- o Auther B. Tenney permit for 12' x 20' storage building, Map 19, Lot 9-5, 25 Point Road, above Davis Pond Road.
- o Thomas & Kathie Frazer were sent a letter regarding an unsafe house, Map 15, Lot , 103 North Main Street. The house has been empty for years and is in disrepair.

Status Report: The Code Officer, Keith Doore, provided a status report regarding the property on Guilford Center Road, Map 2, Lot 41-6. It was noted that the owners are doing pretty good. They are making an effort. They had until the end of May to clean up the site and until the end of June to install a culvert and until the end of July to install a slab for the mobile home.

Permit Issues: A concern was expressed by the Chairman that we should ensure that permits are obtained before construction. Member Ward expressed that permits for small accessory buildings was a waste of time. Chairman Holland noted that if people have to pay for a permit they may be more inclined to respect the rules regarding building. It was stated that the Town of Abbot does not charge for permits. CEO, Doore said most people don't care about the rules and they don't attend meetings, read newspapers, or watch the news. Chairman Holland explained that if they would get permits first they keep from getting into trouble with side-yards, and other standards. The question was asked as to why the Selectmen have not taken up the issue or setting a fee for permits.

Draft revised Permit Application: The Chairman asked if any of the Members had a chance to review the draft permit application form. Member Ward said she had. One issue was why we need to know if a lot is in a subdivision since we already capture the Map and Lot number. A couple other members also questioned the need. Member Sidell attempted to explain that some subdivisions carry restrictions beyond the municipal standards and it would allow the CEO or Planning Board to advise the applicant of that more restrictive requirement even though the town is not responsible for the enforcement of subdivision covenants.

Member Sidell explained that the floodplain management ordinance if not neither FEMA's ordinance nor a Federal ordinance, it is Guilford's ordinance. Because the town chose to participate in the National Flood Insurance Program it must adopt an ordinance that not only requires certain standards for development in a Special Flood Hazard Area (SFHA) the community agrees to require permits for all development in SFHA. If a community does not want to meet those standard it should get out of the Program and those have flood insurance will lose their insurance.

Member Ward suggested we ought to go back to angle parking. A discussion followed regarding the parking issues on Water Street near the Mill and Clark's Restaurant and the lots on Water Street that used to have many businesses. The discussion also included the change to parallel parking on Elm Street.

Adjourn

Member Ward moved to adjourn and Member Elliot seconded the motion. Motion carried unanimously. Meeting adjourned at 8:36 PM.

Respectively Submitted,

Lou Sidell, Secretary