

**Guilford Planning Board
Hearing**
Guilford Town Office
February 17, 2016

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

Attendance: Members present: Matt Holland - Chairman; Robert Elliot, Richard Panciera, and Lou Sidell - Secretary - Quorum present
Also Present Alternative Board Member Clayton Griffin
Absent: Alternate Board Member Ed Davis
Alternate Member Griffin was selected to fill in for absent Member Ward.
Also present: Keith Doore, Code Enforcement Officer and Tom Goulette, Town Manager

Tom Goulette, Town Manager introduced the hearing regarding the amendment to the Guilford Sign and Tower Ordinance. Planning Board Chairman, Matt Holland explained the amendments would clarify how to measure the height of a sign to be from the base at grade level.

Member Sidell explained a new section is being added to provide for preservation of sight distances at intersections by requiring no signs higher than 2 feet and if elevated the bottom of the sign must be at least 10 feet above grade. This standard would apply to an area measured from the center of the intersection along the centerline of the roadway a distance of 100 feet in both directions from the intersection and then connecting the end points forming a triangle.

Chairman Holland also explained the change in setback for towers from the property line from height of the tower plus 100 feet to the height of the tower plus 25 feet. There were some suggestions that the ordinance was unclear regarding how to measure the height. The consensus was to add a subsection C to "The height of a tower shall be measured from the center of the base of the tower at grade level to the upper most point."

Member Griffin moved to accept the changes and Member Elliot seconded the motion. Motion carried unanimously.

Town Manager, Goulette introduced the hearing regarding a new Guilford Holding Tank Ordinance. It was explained that the ordinance was based on a model ordinance promulgated by the State. The ordinance establishes criteria for the use of a septic holding tank only when a standard septic system would not fit on a lot. It is primarily intended for Camps with existing substandard systems. The holding tank is for non-conforming structures and lots and is not to be allowed for new single family residences. The ordinance would be administered by the superintendent of the Guilford/Sangerville Sanitary District and also establishes a fee of \$25 for a permit. There was an audience question regarding the size of the holding tanks and Code Enforcement Officer, Doore replied the size would be under the purview of the superintendent of the sanitary district. Audience concerns also revolved around the cost of maintaining such a system that would require frequent pump-outs.

Member Sidell moved to accept the changes and Member Elliot seconded the motion. The motion carried unanimously.

Town Manager, Goulette introduced the hearing regarding the Guilford Property Maintenance Ordinance. He expressed concern regarding the proposed language regarding fines. He questioned the need to have fines as high as \$2,500 per violation. The consensus of the Planning Board was to reduce the amount to \$100 per violation. In response to audience questions, it was agreed that the lot is the issue and not the structures on the lot. It was explained that the time limit to clean up a violation is 30 days from receipt of notice. The several citizens present gave a consensus of support for the ordinance.

Member Elliot moved to accept the ordinance as amended to \$100 per violation and Member Panciera seconded the motion. Motion carried unanimously.

Respectfully submitted

Lou Sidell, Secretary