

**Guilford Planning Board**  
**MINUTES**

Guilford Town Office  
January 20, 2016

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

**Attendance:** Members present: Matt Holland - Chairman; Robert Elliot, Richard Panciera, Martha Ward, and Lou Sidell - Secretary - Quorum present  
Absent: Alternate Board Members: Clayton Griffin and Ed Davis  
Also present: Keith Doore, Code Enforcement Officer and Tom Goulette, Town Manager

**Minutes:** Member Elliot moved to approve the minutes of November, 18, 2015 and Member Panciera seconded. Motion carried unanimously.

**Citizen Input:** Ralph Zimmerman of High Street addressed the Board regarding a neighboring property that was like "a town dump". He explained that he and another neighbor Ross Fortier had gone to see Town Manager, Tom Goulette. Mr. Goulette explained to the gentlemen that the town lacked an ordinance to appropriately deal with the problem and recommended they address the Planning Board regarding the need for an ordinance.

The subject property at 9 and 11 High Street is owned by the renter's grandmother. They stated the property was covered by nonfunctioning cars, boats and trash as well as the mobile home where the renter lives. The expressed concern was the impact the mess was having on their property values. It has been a problem for 7 to 8 years.

Code Enforcement Officer, Kieth Doore explained his concern regarding the state statute that allows a car hobbyist to keep a car but he was unclear regarding the language.

Mr. Fortier, the other neighbor explained that Mr. and Mrs. Willey had a house on the property many years ago but it burned and was replaced with a mobile home. The current tenant is Sandie Willey, the granddaughter of the owner, and her significant other.

Both gentlemen want to be notified of the time of the public hearing and the town meeting regarding the ordinance.

**Code Officer's Report:** CEO, Keith Doore, reported the following issues and permits:

- Elizabeth Koltai, 48 High Street, Map 1, Lot 7, 79 acres which they are going to establish an organic farm. They are staying in an 8' x 16' "cabin" until the house is fixed up. There is no apparent violation of town ordinances but the CEO wanted the Board to be aware of it. The board inquired about bathroom facilities and Mr. Doore explained they were using the bathroom of the old house.

**Ordinances and amendments:** The Board clarified that the holding tank was not to be used for a permanent residence. The Sign ordinance was changed to remove the requirement of no illumination to adjoining windows and the Tower ordinance was clarified to be a siting requirement of the height of the tower plus 25 feet.

Member Sidell moved to forward the ordinances as written and Member Elliot seconded. Motion carried unanimously.

**Adjourn:** Member Elliot moved to adjourn and Member Panciera seconded the motion. Motion carried unanimously. Meeting adjourned.

Respectfully submitted

Lou Sidell, Secretary