

TOWN OF GILMANTON  
PLANNING/ZONING JOINT MEETING  
THURSDAY, FEBRUARY 12, 2009 – 7 p.m.  
ACADEMY BUILDING  
MINUTES

Board members in attendance: Elizabeth Hackett, Carolyn Baldwin, Ron LaBelle, Isreal Willard, Wayne Gray (alternate).  
Also attending, Land Use Clerk Annette Andreozzi.

After a joint session with the planning board, The ZBA moved to a separate room. **Mr. LaBelle Moved to close the public hearing.** Second by Ms. Baldwin.  
**Motion passed unanimously.**

Chairman Elizabeth Hackett called the deliberation session to order at 7:42 PM.

Wayne Gray was seated as full voting member for this session.

ZBA Case #01-2009: Ronald G. & Barbara E. Ferland: PB case #0109: Ronald G. & Barbara E. Ferland, Robert J. Green, Kenneth A. Lantz;  
Request for Variance from Article IV Table 2 which requires 2 acres in the Rural Zone for Map/Lot #110-43 of 1.06 acres. Applicants are requesting Boundary Line Adjustment to transfer .46 acres of 1.06 acres from Map/Lot #110-43 to Map-Lot #110-44 (presently .15 acres), and transfer .22 acres to Map/Lot #110-45 (presently .3 acres). Properties located at 41, 45, & 49 Justamere Lane in the Rural Zone.

There was a discussion about why the Ferlands would want to make their lot smaller and possibly have no room for a new septic if needed. Most of the septic systems in this area were old and could fail. If this case is approved a stipulation should be included about having a state approved septic before any building could commence. The benefit of approving this variance would be that the two smaller lots would have room to improve their septic systems.

Mr. Willard noted the plan only has approximate locations of the septic systems and felt a decision should not be made until the Board knew exactly where they were located. Ms. Baldwin felt that was not a reason not to approve.

The Board asked Ms. Andreozzi to check the town files to see if any of the lots had approved septic systems on file. A check was done. There are no septic approvals in the town files for any on these lots.

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The Board would like to know exactly where the wells protective radii and septic systems are. The Board noted and informed the planning board that the survey map indicated that the lots were in Alton.

Ms. Hackett & Ms. Baldwin expressed concern that if the variance was denied the 2 smaller lots would have no room for new septics. Mr. Willard & Mr. Gray felt that they needed more information. Ms. Hackett read planning board minutes relating to the lot line adjustment to give some background.

Mr. Gray stated if the variance was denied the smaller lots would be forced to get state approved systems should their present ones fail. Ms. Hackett indicated that this variance would take property away from one lot and give it to two other lots, all lots would still be non conforming, and would have to come before the ZBA if they expanded the buildings and any concerns relating to the septics and wells would be addressed at that future time.

In response to a question Ms. Andreozzi indicated that the abutters would not have to be re-noticed if the deliberations were continued to a specific date.

**Motion by Mr. Willard - Continue ZBA Case #01-2009: Ronald G. & Barbara E. Ferland: until the regularly scheduled meeting, February 19, 2009, to give the applicant an opportunity to correct the plan as to the town location, to show on the plan the actual location of each septic system and the 75' radius protection area of each well, also to present an approved copy of the state septic certification, if available. Ms. Baldwin second.**

All in favor. **Motion passed unanimously.**

**ADJOURNMENT: On a motion made by Mr. Gray to adjourn, vote passed unanimously. Meeting adjourned at 8:35 p.m.**

Respectfully submitted,

Annette Andreozzi  
Land Use Clerk