

**TOWN OF GILMANTON  
ZONING BOARD OF ADJUSTMENT  
THURSDAY, JUNE 16, 2011 – 7 PM  
ACADEMY BUILDING, 503 PROVINCE ROAD**

**MEETING AGENDA**

**Continued Joint Public Hearing – ZBA Case # 03-2011 Planning Case# 0511 GMR Holdings of NH LLC, applicant, Christopher Hottel, owner (Tax Map 411, Lots 27 & 28)** : have applied to the Planning Board for Site Plan Review in which they seek approval to construct a 120' multi-tenant monopole wireless telecommunications facility within a 60' x 60' fenced compound area. Proposed accessed by an approximately 700' long and 10' wide gravel driveway. A Special Exception from ZBA is required by Gilmanton Zoning Article III-K4c(2)(b) to be able to erect a Class 2 Cell Tower in area 4. Property located at the end of Copp Road in Gilmanton, in the Rural Zone, Map/Lot # 411-27.

**Joint Public Hearing – ZBA Case # 08-2011 Planning Case# 0611 Kurt & Tracy Rague & Sylvain & Carolyn Goulet, owners:** Requests Variance from Article IV Table 2 to create two buildable lots both of which will lack the required 200 feet of road frontage. The Applicant has also applied to the Planning Board for Subdivision, in which they seek approval to subdivide the 38-acre parcel. Property located on 117 Crystal Lake Road in Gilmanton, in the Rural Zone, Map/Lot # 415-29

**APPROVAL OF MINUTES of May 12, 2011 meeting.**

**Case # 07-2011 Brandon Deschuitneer, owner:** Requests a rehearing under RSA 677:2, of Gilmanton ZBA Case # 07-2011, decision made on May 12, 2011, regarding land use for a contractor's yard. Property located at 296 Sargent Road in Gilmanton, in the Rural Zone, Map/Lot # 405-64.

**If rehearing request is granted:** The Board will go directly to Public Hearing for Case # 07-2011, if the applicant accepts the member of Board members present. Otherwise the Public Hearing will be continued to a date determined.

**Continued Public Hearing Case# 05-2011 – Norman Maryea, owner:** Requests Variance from Article IV Table 2 to build a house on a non conforming lot of 1.1 acres and on a private road. Requirements are 2 acre minimum with some frontage on a class 5 road. Property located at the end of Arrowhead Lane and Warbonnet in Gilmanton, in the Rural Zone, Map/Lot# 132-113.

**Public Hearing – ZBA Case #09-2011 Jeffrey W. Farris, owner:** Requests Variance from Article IV Table 2 to construct a single family residential dwelling on a non-conforming lot of 5.22 acres with 325 feet of frontage on a class 5 road. Conservation Zone requires 10 acres & 400 feet of frontage. Property located on Middle Route, in Gilmanton, in the Conservation Zone, Map/Lot# 405-19.

**Public Hearing – ZBA Case #10-2011 Ralph Lavin, owner:** Request Variance from Article IV Table 2. A barn was built in 2004, with a Building Permit, within the 50' wetland setback. Property located at 753 NH Route 140, Gilmanton, in the Rural Zone, Map/Lot# 414-5.

**OTHER BUSINESS**

Elizabeth Hackett, Chair

You are invited to appear in person or by agent or counsel and state reasons why the request should or should not be granted. The complete application is on file for public inspection at the above address. Written comments may also be submitted to the above address for consideration.